**Minutes**

GRASSY RUN HOMEOWNERS’ ASSOCIATION (GRHA) BOARD MEETING

**Tuesday July 30, 2024, 7 p.m.**

**Held at Bel Air’s Community Room 3510 Palmer Drive, Cameron Park**

www.grassyrunhoa.net

1. **Call to Order**

The meeting was called to order by President John Bosso at 7:03pm.

Board Members Present: John Bosso, Ryan Norton, Rebekah Heacock, Bill Hodge

Board Members Absent: Jason Bontrager

GRHA Members Present: Jonny and Sharon Miller, Rich and Judy Braun, Dick Nichols, Eric Holm

**2.** **MEMBER GENERAL COMMENTS**

Eric Holm presented three things to potentially discuss on behalf of neighbor Alan Ruth. The first item was the idea of making parcels that have an ADU on their property to pay more dues, as opposed to raising dues for the entire association. The second item was about erosion and sediment control specifically in regards to livestock. He reminded the board that there are several county regulations regarding the number of livestock per size of one's parcel, in order to keep potential erosion from happening. The last thing he wanted to bring up was that any notices the board decides to send out regarding property clean up, should be sent to everyone in the association and not just one specific parcel member.

**3. BOARD MEMBER and LEGAL AFFAIRS COMMITTEE CHAIRMAN GENERAL COMMENTS**

Rebekah brought up the need to pick a date for our neighborhood fall clean up. It was decided that the date for this event would be Saturday October 5. The board with help from the Roads Committee will put together a list of projects needed help with and then later in the day the board will host a communal BBQ for everyone in the neighborhood. Location for the BBQ is still to be determined.

**DISCUSSION ITEMS**

**4. Treasurer Report –** Ryan Norton

Ryan Norton submitted information that GRHA presently has $97,973.89 in its Operating Fund, and $47,314.31 in its Reserve Fund, for a total of $145,288.20 in current assets.

Following up on Ryan’s suggestion the board agreed to move money from the Operating Fund into the Reserve Fund due to the higher interest rate for the Reserve Fund. It was decided that we will keep a minimum threshold of $25,000 in the Operating Fund and all other money in the Reserve Fund.

**5. Castle Lane - Dick Nichols**

Dick reviewed the history of the road “Castle Lane”, stating that it was originally a driveway, but at one point the association agreed to pave it when pressed by the homeowners. The agreement said that they would pave it once but after that it would go back to being classified as a driveway. All parties agreed but the board never made any adjustments to the Operating Rules, stating such. Dick suggested there be adjustments made to the ORs so that this matter would no longer be in question. Below are the proposed changes to which the board did agree on.

1. Affirmatively and in writing, recategorizing Castle Lane as a driveway and not part of the Grassy Run road system, in accordance with Section 1 of the Settlement Agreement’s authorization for such action;
2. Modifying Operating Rule 17-01, Section 31, by deleting therefrom any reference to Castle Lane;
3. Modifying Operating Rule 17-02, Article V, second paragraph, Subsection (b), by deleting therefrom any reference to Castle Lane; and
4. Changing Operating Rules 17-01 and 17-02 on the GRHA website to reflect the foregoing changes.

Approved 2nd - Rebekah Yes - 4 No - 0 Absent - 1

**6. Easement violations notices and plan of action for continued violations** - John Basso

Jason was unable to attend the meeting due to work but he is the one keeping track of all the properties still in violation. The Board again discussed what to do about properties that have “nice” landscaping within their 4ft easement. The general consensus was that plants that are being watered, healthy, and fully alive are okay vs. plants that are dead and/or dying and are a fire risk should be removed.

**ACTION ITEMS**

**7. Approve Minutes for 06-25-24 Board Meeting**

Approved Second - Ryan Yes - 3 No - 0 Abstained - 1 Absent - 1

**8. Approve the reimbursement of $38.28 to Rebekah Heacock for website fees**

Approved Second - John Yes- 3 No - 0 Abstained - 1 Absent - 1

**9. ADDITIONAL COMMENTS – MEMBERS, BOARD MEMBERS, CHAIR, LEGAL AFFAIRS ……COMMITTEE**

None.

**10. Closed Session – Homeowner Issues**

Two properties were discussed.

**11. Adjournment**

The Board adjourned at 8:38pm