

Minutes

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) ANNUAL MEETING

El Dorado County Library

345 Fair Lane, Placerville

Saturday, May 17, 2025 9:30 a.m.

www.grassyrunhoa.net

1. Call to Order

The meeting was called to order by President John Bosso at 9:32 am.

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

GRHA Members Present: Peter Abplanalp, Steven Bidondo, Debbie Crittenden, Kent Larson, Eric Holm, Chris Lee, Edward and Gayle Littrell, Andy Riesenhuber

2. Introduction of Board Members, Inspector of Elections, and Members

Everyone went around and introduced themselves.

3. MEMBER GENERAL COMMENTS/BOARD MEMBER GENERAL COMMENTS

Kent asked if there was a need to increase the dues. John responded that yes there is. The board is beginning to discuss what road repairs need to happen and we will need to increase the dues to help cover those costs. Dues have not been increased since 2012 and most people in the room agreed that they would be okay with an increase. The board will continue to work on a plan and what this would look like.

4. President's Report - John Bosso

John said most things in the association are going well and there are not any big issues at this time other than the necessary road repairs.

5. Treasurer's Report – Ryan Norton

Ryan Norton submitted information that GRHA presently has \$32,085.88 in its Operating Fund, and \$139,650.92 in its reserve fund, for a total of \$171,736.80 in current assets.

6. Road Committee Report - Jason Bontrager

Jason echoed the need to increase dues to help cover the cost of road maintenance. He mentioned that some of the culverts need repair at some point. He also discussed the repair of Buck Mountain Rd. from the mailboxes to the top of the road. This is the only

road in the association that has not been worked on in the last 20 years. John and Jason have begun getting quotes to do a 2in overlay. We also discussed the need to potentially widen the road to make it more easily accessible for emergency vehicles. John is working on getting estimates to fix the lower portion of Buck Mountain Rd. (from the mailboxes to Greenstone Rd.). It was suggested that if the association does help with paying for some repairs that we should get an easement in writing and also include that the two property owners on either side are responsible for maintaining the drainage along the road to help prevent further damage.

Questions about the health of the bridge also came up. Jason assured everyone that the bridge is in good shape and was just worked on last year.

7. Introduction of Candidates - John Bosso

John introduced the candidates up for re-election. Bill Hodge (Vice President), Jason Bontrager (Road Superintendent), Ryan Norton (Treasurer).

8. Inspector's Report of Verification of Quorum - Gayle Littrell

We were short one vote of a quorum. Eric Holm offered to get verbal consent from a neighboring homeowner that was out of town due to the death of a family member and the board gave him permission to do a proxy vote on behalf of that homeowner.

9. Vote

10. Vote Count

11. Inspector's Report of Vote Count - Gayle Littrell

Approved Bill Hodge - Vice President Jason Bontrager - Road Superintendent
 Ryan Norton - Treasurer

12. Additional General Comments

Someone asked about having a key to the gate on Reservation Rd. and phone number to someone in charge at the Reservation in need of emergency. John has the number of who to get ahold of and is planning to talk with them again about procedures if/when something were to come up.

13. Adjournment

The Board adjourned at 10:09 am