

Minutes

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

Tuesday April 28, 2026, 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 7:00pm.

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

Board Members Absent: Kassandra Duran

GRHA Members Present: Barbara Sebastian, Peggy Ruth, Eric Holm and Radford Lehr

2. MEMBER GENERAL COMMENTS

Barbara Sebastian inquired as to when the Spring Cleanup notice would be sent out.

Eric Holm noted a tree on his property wasn't completely eliminated and he was interested in having it removed.

John Bosso discussed the tree trimming work and noted Miguel and his crew were still working in the neighborhood for other property owners. Jason Bontrager indicated he could have Miguel and his crew remove the branch if Eric wanted it done, Jason agreed to examine the tree.

Everyone agreed the tree trimming was done well and the road easement tree issues looked good. The tree trimming took four days.

3. BOARD MEMBER GENERAL COMMENTS

None

DISCUSSION ITEMS

4. Treasurer Report – Ryan Norton

Ryan Norton reported that GRHA presently has \$74,425.64 in its Operating Fund, and \$140,182.74 in its reserve fund, for a total of \$214,608.38 in current assets.

5. Roads Committee Report - Jason Bontrager

Jason and John reported that road work on Bucks Mountain would begin on Friday, May 1, with preparing the road for work on Monday, May 4. Initially, the work will involve grinding and preparing for the road replacement which would take place through May 8. John will send out an update for residents soon.

6. Follow up on tree cleanup and upcoming asphalt work on Buck Mountain and Grassy Run

- John Bosso/Jason Bontrager

John and Jason reiterated discussion above. Eric inquired about the future of road maintenance in light of the membership's rejection of the dues increase. John and Jason indicated the Board would be discussing options in the future, including potentially a smaller increase and longer implementation schedule with a possible sunset if costs were covered.

ACTION ITEMS

7. Approve Minutes for 3/31/26 Board Meeting and 4/11/26 Annual Meeting

Moved, seconded and approved 4 to 0.

8. Approve \$46 payment for Federal income taxes

Moved, seconded and approved 4 to 0.

9. Approve \$16 payment for CA income taxes

Moved, seconded and approved 4 to 0.

ADDITIONAL COMMENTS – MEMBERS, BOARD MEMBERS, CHAIR

Eric inquired about septic construction at 5461 Grassy Run Road. John indicated that he reviewed the work and it was an expansion of an existing leeching field that would not impact adjacent roadway.

9. Closed Session – Homeowner Issues

None.

11. Adjournment

The Board adjourned at 7:37pm