

## **Minutes**

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

**Tuesday, January 28, 2025 7 p.m.**

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

[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

### **1. Call to Order**

The meeting was called to order by Vice President Bill Hodge at 7:04 pm.

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

Board Members Absent: John Bosso

GRHA Members Present: Judy and Rich Braun, Sharon and Jonny Miller, Ken and Chris Lee, Judy Tapson and Dick Nichols

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

None

### **3. BOARD MEMBER and CHAIRMAN GENERAL COMMENTS**

Ryan Norton suggested we send out an email reminding everyone to clean out their driveway culverts before the upcoming rain.

The Board also discussed a possible date for the upcoming Annual Meeting.

## **DISCUSSION ITEMS**

### **4. Treasurer Report – Ryan Norton**

Ryan Norton submitted information that GRHA presently has \$36,915.52 in its Operating Fund, and \$124,081.76 in its reserve fund, for a total of \$160,997.28 in current assets.

Ryan also mentioned we will get an interest rate boost on our account until February but then it will go back down to almost zero percent after that.

### **5. Road Committee Report - Jason Bontrager**

Jason is waiting for the rainy season to be fully over before identifying issues in the roads. He plans to send out a spring easement notice.

## **6. New Legal Counsel - Bill Hodge**

Dick Nichols has recommended someone to legally represent the HOA if something comes up with the tribe in the future. Dick spoke with attorney Mike Brady, who has been involved in a number of legal proceedings involving actions by the Tribe, and he has agreed to represent GRHA if (and/or when) disputes or other problems arise by reason of any such actions. Mike has agreed to his making of this recommendation to the Board.

## **7. Recognizing Alan Ruth - Bill Hodge**

Bill wrote a memo about Alan and acknowledged all he did for the association over the years.

"I know you are all aware that Alan Ruth from our neighborhood passed away recently. Alan was a long time member of the Road Committee and worked tirelessly to maintain our neighborhood and the roads we travel each day. He would travel around the area during rains, checking to see if any road drains were plugged or backed up with debris. Alan could always be counted on to pitch in and help with community cleanup and road resurfacing issues. I remember meeting Alan a couple of years ago after the huge rains we experienced in December/January 2022/2023. Eric Holm and Ken Lee were putting rock and riprap to the shore up the bridge abutment along Reservation Road and Alan just showed up with his chainsaw to cut up a tree that had lodged under the bridge. He was always helpful like that. I would like to extend our sympathies to Alan's wife Peggy and his daughter Hannah who are both residents of Grassy Run. I will ask the Board to adjourn in Alan's memory at the conclusion of our meeting tonight. Thank you."

## **ACTION ITEMS**

### **8. Approve Minutes for 11-26-24 Board Meeting**

Approved    Second - Jason    Yes - 4    No - 0    Absent - 1

### **9. Approve reimbursement to Ryan Norton \$73 for a roll of 100 stamps.**

Approved    Second - Jason    Yes - 4    No - 0    Absent - 1

### **10. ADDITIONAL COMMENTS – MEMBERS, BOARD MEMBERS, CHAIR**

Some of the members had questions about a neighboring property. They were told the matter was to be discussed during the closed session.

### **11. Closed Session – Homeowner Issues**

One property was discussed.

## **11. Adjournment**

The Board adjourned at 8:03 pm in memory of Alan Ruth.