

SIERRA SPRINGS OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

MEETING AGENDA

Roger DeGray - President Cathy Petersen – Vice President Tom Jeanes - Treasurer
Donna Barrese – Secretary Ray Schoenwandt – Director

March 10, 2021

Next Board Meeting: April 14, 2021 at 6:30 p.m.

Matters not on the agenda may be addressed by the members during the Open Forum. Comments during the Open Forum are limited to three minutes per person. The Board reserves the right to waive said rules by a majority vote.

All written information from committees, members and staff reports must be delivered to the association office at least 72 hours prior to the stated meeting or by Friday @ 5p.m. to be included on the agenda for the next meeting.

All association business meetings will be on the second Wednesday of each month starting at **6:30 PM via Zoom**. All inquiries about the meeting may be made by calling the staff at the office at (530) 644-2182 or visit our website at www.sierraspringsowners.org for the meeting agenda. The Board reserves the right to change meeting dates with prior notice for exceptional situations. Members will be notified appropriately.

ZOOM MEETING: Shelly Thompson is inviting you to a scheduled Zoom meeting.

Topic: Board Meeting Wednesday, March 10, 2021 @ 6:30 pm
Time: Mar 10, 2021 06:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/95610393814?pwd=OWNaOWlxeU05eXl1S3VpMytGb0xIZz09>

Meeting ID: 956 1039 3814

Passcode: 179401

One tap mobile

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+16699006833,,95610393814#,,,,*179401# US (San Jose)

Dial by your location

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

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Find your local number: <https://zoom.us/j/abOVhPJ3p>

CALL TO ORDER

BOARD MEMBERS PRESENT

Meeting Agenda

At the start of the meeting, the Board will adopt the agenda and approve the consent calendar with one motion. Any Board or Association members may request a consent item on the agenda be moved to the Association calendar for discussion.

CONSENT CALENDAR:

- Lot # 21-010 Fire Fine stopped on 01.01.2021 Remove \$300 balance, Owner deceased.
- Lot # 22-092 Fire Fine stopped effective 12.01.20. Remove \$300 from account. Balance still owed on account is \$500.
- Lot # 22-067 Previous Owner had a \$200 fire fine on property that was not paid in escrow. Board to write-off \$200.
- Lot # 105 Previous Owners \$40 balance not paid in Escrow. Write off \$40 as bad debt. (Road Dues)

- Lot #3-287 Bank Foreclosure Allied requiring a decision. Board must choose between proceeding to Small Claims Court or paying Allied's fees of \$1,534.90. Proceeding to small claims court will incur more fees on Allied's and SSOA and if Allied cannot collect SSOA will have a higher collection fee balance to pay to Allied. Board agrees to pay Allied's fees of \$1,534.90 and not proceed to Small Claims Court.
- ServPro contract for mold removal.
- Lodge Kitchen Floor replacement.
- Receive bids for roadside vegetation clearance of small trees on non-county maintained roads.

EXECUTIVE MEETING: Was held on Wednesday, March 3, 2021 at 6:30 pm via Zoom.

Items discussed:

- Unit & Lot # 22-153 Property has multiple equipment items. 6 garages - 2 singles; 2 doubles
- Unit & Lot # 21-010 Fire Fine stopped 01.01.2021. Remove \$300 balance. Owner deceased.
- Unit & Lot # 22-092 Fire Fine stopped effective 12.01.20. Remove \$300 in fire fines, account balance is \$500 owed.
- Unit & Lot # 021-027 Owner deceased. Fine balance \$1,600 eff 02.01.2021. Stop fine. Reverse current balance or not?

- Lot # 22-067 Previous Owner did not pay \$200 fire fines in escrow. Need to write-off the \$200 as bad debt.
- Unit & Lot # 105 Previous Owners did not pay \$40 road dues when property was in escrow. Write off \$40 as bad debt. (Road Dues)
- Unit & Lot # 3-287 Bank Foreclosure Allied requiring a decision. Board must choose between proceeding to Small Claims Court or paying Allied's fees of \$1,534.90. Proceeding to small claims court will incur more fees on Allied's and SSOA and if Allied cannot collect SSOA will have a higher collection fee balance to pay to Allied.
- Unit & Lot # 02-118 Proceed with Notice of Default. Collectability Score is high.
- Unit & Lot # 03-232 Proceed with Notice of Default. Collectability Score is high.
- ServPro contract for mold removal in Lodge dining room area
- Bids for Lodge Kitchen Floor replacement.
- Roadside vegetation clearance of small trees on non-county maintained roads.

APPROVE MINUTES FROM: February 10, 2021

OPEN FORUM:

During the Open Forum, Association members may address the Board on items that are not on the agenda. Comments by members are limited to three minutes per person. The Board reserves the right to waive said rules by a majority vote.

MANAGER'S REPORT:

TREASURER'S REPORT:

COMMITTEE REPORTS: 15 Minutes per report

Fire Safety _____

Roads _____

CC&Rs _____

ASSOCIATION MATTERS/DISCUSSIONS:

03-A01 – Exterior Property Rules – Approve the Exterior Rules.

03-A02 – Notice of Default - Proceed with Notice of Default on Unit & Lot # 2-118, the Collectability Score is high.

03-A03 – Notice of Default – Proceed with Notice of Default on Unit & Lot # 03-232, the Collectability Score is high.

03-A04 – Mold Removal – Discuss bid submitted by SerPro to remove mold in the Lodge Dining Room area.

03-A05 – Floor Replacement – Discuss bids to replace the Lodge Kitchen floor that was damaged by water. Also, discuss replacing the stair treads going to the restrooms that are old and brittle.

03-A06 – Purchase of Lodge Heat Pumps – Discuss bids to purchase & install 2 new heat pumps & the labor to install them at the Lodge pool.

03-A07 – Electrical Work at Lodge Pool – Discuss the bids to install a 100 amp service, two 50 amp 220 volt GFCI's to the new heat pumps.

03-A08 – May 8th Chipping Program – Board needs to approve funds for the chipping program that will be held in SSOA on May 8th.

03-A09 – Roadside Spraying – Discuss bid submitted by El Dorado Weed Control to spray portions of the common area around the Lodge, tennis courts, and non-county maintained roadways.

03-A10 – Large Rounds in 7 Acre Greenbelt – Discuss the large tree rounds that were left behind from the previous contractor.

Meeting Adjourned _____