

SIERRA SPRINGS OWNERS ASSOCIATION
Board Meeting Minutes
January 9, 2019

Call to Order: The meeting was called to order at 6:32 p.m.
M/S/C Campbell/DeGray

Board Members Present: Bill Campbell, President, Roger DeGray, Vice President & Donna Barrese, Secretary. Tom Jeanes, Treasurer & Linda Cox, Director had an excused absence.

Approved Agenda:
M/S/C DeGray/Barrese

Consent Calendar: At the Executive meeting on Wednesday, January 2, 2019 the Board discussed additional rock work to the Lodge retaining wall in the amount of \$800 submitted by Diamond Concrete. This expense will be deducted from the Capital Reserve Account. Bill Campbell made a motion to approve the additional rock work on the Lodge retaining wall in the amount of \$800. Roger DeGray seconds the motion.
M/S/C Campbell/DeGray 3-0 motion carries

Approved Minutes From: December 12, 2018
M/S/C DeGray/Barrese 3-0 motion

EXECUTIVE MEETING: Was held on Wednesday, December 12, 2018 at 6:00 pm
Items of Discussion

- Architectural Applications
- Additional rock work on Lodge retaining wall
- Electrical Bid at Lodge

PLANNING MEETING: Was held on Wednesday, December 12, 2018 6:30 pm
Items of discussion:

- Culvert Pipes on Non-County Maintained Roads
- Update or Concerns from the SSOA Fire Safety Committee

Open Forum: Member Kimberly Vickers had a question about the requirements for building a carport and the property line setbacks. The County requires that a structure is 5' from the property line and the CC&R's for Units 1-4 require a 10' setback from the property line from side-to-side. Bill Campbell stated that SSOA's CC&R's would take precedence over the County since our CC&R's are recorded with each property.

Kimberly went on to say that a large tree limb from the 7 acre greenbelt behind her house snapped off and hit her garage door and the hood to her car. Association Manger, Shelly Thompson said that our Maintenance Person came by her house that day to cut and remove the branch from her property and that a message was left for Ross Lee at American River Tree Company to come out and view the tree and give us a bid on removing the tree.

Manager's Report: Association Manager, Shelly Thompson reported the following:

- Currently, the 42 acre parcel around the Lodge is in the process of being surveyed by Bob Olson. Per Bob, the survey should be completed by early January, weather permitting.
- Once the survey is completed and we know where the boundary lines are I will contact a couple of vendors to get bids on clearing fire fuels. I will also, try to utilize our maintenance person to do some of the ground work as well.
- I received a burn permit with Air Quality Control to burn the large piles that are currently in the meadow. James has started on burning the smaller piles in the meadow.
- The Lodge retaining wall is completed. It was decided that additional rock work is needed to complete the retaining wall along the walk way to the pool. The additional rock work will cost \$800 for labor & material.
- When the junipers around the Lodge pool were removed this summer it was discovered that the exterior pool lights located in the juniper bushes are damaged. The post bases that the lights are mounted on are rotten and the electrical was not installed correctly. I am currently getting bids for the electrical work.
- SSOA Website is in the final stages on being completed. I will report when it is available and online.

Treasurers Report: Treasurer, Tom Jeanes, was absent from the meeting. Bill Campbell recapped the monthly financials for December 2018. Year to date expenses are slightly under budgeted amount, about \$3100. Areas that need to be watched and have been adjusted for the upcoming budget are the telephone costs, payroll expenses, electricity and maintenance. These items have been adjusted for the 2019 budget. Cathy Petersen mentioned that there is a discrepancy in the 2019 line item budgeted items. Bill said that Tom will need to clarify the discrepancy at the next meeting.

Committee Reports:

Fire Safety Committee: Kay Campbell, Chairperson with the SSOA Fire Safety Committee said the Pollock Pines, Camino & Sierra Springs Regional Fire Safe Council has jointly applied for 2.1 million dollar roadside fuel reduction and modified shielded field break along Sly Park Road to Holiday Market to Midway. Kay went on to say that she is working on modifying the \$50k Federal grant to include fuel reduction on Brodiaea Court & Shooting Star Road.

Residential Fire Evaluations are being followed up on, on the lower portions of Sierra Springs. Evaluations for units 1-4 will start sometime in March.

Road Committee: Bill Campbell stated that the roads in SSOA are in good shape. There are some culverts that are not in good shape. Johnny Tuck Court culvert pipe needs to be replaced. Bill mentioned that he met with Dave Ramona with Advantage Asphalt to review the culverts and submit a bid to replace the culverts pipes in question. Bill said that he has an email into Brian Mullen with El Dorado County Department of Transportation requesting names of engineers and giving us some insight on how to approach this project.

01-A01 – Culvert Pipes - Discussed the condition of the culvert pipes on the non-county maintained roadways. This item will be carried over until further information is received from Contractors. Road Committee will report back their findings.

01-A02 – Exterior Property Rules – The SSOA Exterior Property Rules has been mailed out with the yearly Mandatory mailer for the Membership to review and to give their feed-back to the Board. The Board agreed that they do not want to approve the Exterior Property Rules until there is a full Board to vote on this item and that the Board and Membership had a chance to discuss the rules at a workshop meeting that is scheduled for Thursday January 17th at 11 am at the Lodge. Roger DeGray made a motion to roll this item over until we have a full Board and the workshop meeting. Donna Barrese seconds the motion.

M/S/C DeGray/Barrese 3-0 motion carries

01-A03 – Animal Control Rules - The SSOA Animal Control Rules has been mailed out with the yearly Mandatory mailer for the Membership to review and to give their feed-back to the Board. The Board agreed that they do not want to approve the Animal Control Rules until there is a full Board to vote on this item and that the Board and Membership had a chance to discuss the rules at a workshop meeting that is scheduled for Thursday January 17th at 11 am at the Lodge. Roger DeGray made a motion to roll this item over until we have a full Board and the workshop meeting. Donna Barrese seconds the motion.

M/S/C DeGray/Barrese 3-0 motion carries

01-A04- Amendment Fire Prevention Safety Rules – The SSOA Fire Prevention Safety Rules was amended at the July 11, 2018 Board Meeting and the 30 day notice was mailed to the Membership on November 15, 2018 and included in the yearly Mandatory mailer for the Membership to review and to give their feed-back to the Board. Bill Campbell made a motion to approve the amended SSOA Fire Prevention Safety Rules as presented. Roger DeGray seconds the motion.
M/S/C Campbell/DeGray 3-0 motion carries

Roger DeGray made a motion to adjourn the meeting at 7:45 pm. Donna Barrese seconds the motion.

M/S/C DeGray/Barrese motion carries 3-0

Respectfully Submitted by, Shelly Thompson, Association Manager