

SIERRA SPRINGS OWNERS ASSOCIATION
Board Meeting Minutes
December 11, 2019

Call to Order: The meeting was called to order at 6:30 p.m.
M/S/C Campbell/Jeanes

Board Members Present: Bill Campbell, President, Roger DeGray, Vice President, Tom Jeanes, Treasurer, Secretary, Donna Barrese & Ray Schoenwandt, Director.

Approved Agenda:
M/S/C Campbell/DeGray

Consent Calendar: During a storm in December an Oak Tree fell and took out a couple of smaller pine & cedar trees. Three bids were submitted to cut the trunk into rounds, chip all debris & slash and move rounds to a location that would make it easy for Members to access the wood. Out of the three bids the Board decided to go with A-Team Tree Services in the amount of \$2400. This was the lowest bid of the three bids. All three of the contractors were licensed and insured.

Approved Minutes From: November 13, 2019
M/S/C Campbell/Jeanes 5-0 motion

EXECUTIVE MEETING: Was held on Wednesday, Executive Meeting Wednesday December 4, 2019 5:00 pm

Items of Discussion

- Follow-up Fire Prevention & Safety Hearings for the following Unit & Lot Numbers:
Discussed imposing Fire Fines and granting extensions on the following Unit & Lot numbers: 25-234, 2-168, 21-032, 21-030, 21-025, 4-301, 3-262, 4-302, 25-223, 2-201, 24-187, 3-259 & 21-011.
- Discuss fine action on Unit & Lot #22-098
 - Discuss CC&R violation & fine imposed (\$400) on Unit & Lot #25-223
 - Discuss rescinding Fire fine for Unit & Lot #4-314 in the amount of \$200
 - Discuss rescinding Fire fine for Unit & Lot #3-279
 - Collection accounts
 - Continue to pursue serving the property owner at Unit & Lot # 3-238 or hire a Private Investigator. Allied Collection needs an answer.
 - Discuss going forward with Foreclosure on #4-301
 - Discuss going forward with Authorization to Proceed on #3-278
 - Review Architectural Applications

PLANNING MEETING: Was held on Wednesday, December 4, 2019 6:30 pm

- Update SSOA Bylaws

Open Forum: A Member thanked the Fire Safety Council for all their hard work.

Another Member inquired about the increase in Membership dues for 2020. The Member stated that there are a lot of Members on fixed incomes in SSOA. Bill Campbell said that there are several large expenses this upcoming year. The Noncounty-maintained roads need to be resurfaced; culverts need repair and or replaced. One of the culverts needs to be dammed up and replaced which will cost a lot of money. The Board did not increase dues last year and overall costs have gone up. Bill went on to say that the Lodge Pool will need to be replaced in the next few years and the Lodge roof will also need to be replaced soon. These are repairs that we are trying to prepare for in the future.

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

- Executive & Planning Meeting for January falls on the 1st of January 2020. The Board Meeting is scheduled for Wednesday, January 8th.
- At the November 13th Board meeting a Member asked if the Association received a credit from PG&E due to the power being out for an extended amount of time. PG&E gave a credit of \$100 for the Wisteria pool. The Lodge received a credit in the amount of \$127.
- There is a large Oak tree that has come down near the Maintenance garage on Monday. There are several other trees that came down as a result of the Oak tree coming down. I contacted three tree services and so far, only one came out and bid the job. The contractor would chip all brush on site, cut up tree trunks into manageable rounds and relocate them to an area that Members could get the wood. The contractor will leave the large trunk of the Oak tree on site to decompose. The bid came in at \$3500 for this work.
- I was just notified that there is another large pine tree in the campground area that needs to be removed. I am also, getting bids on this tree work as well.
- The Lodge Generator has been installed; the propane line & tank have also been installed. The propane company was not able to charge the line until a permit was available. Tony has applied for the permit with the County, however; the County is about 2 weeks behind.
- Nathan Slemmer with Sierra Supertech is currently installing the software onto the laptop. I should have the laptop in about a week.

Treasurers Report: Treasurer, Tom Jeanes, reported the year to date expenses are slightly over budget. The areas that need to be watched and have been adjusted for the upcoming budget are: Telephone costs, well under budget for the year. Electricity still slightly over budget but okay. Operation expenses under budget for the year. Vehicle insurance is under budget for the year. Pool expenses slightly higher than budget for the year but should be okay. Some of these expenses are seasonal, example; utilities, pool & maintenance, but the budget should keep in line for the year. Tom will need to revisit insurance and operations when preparing the upcoming budget.

Fire Safety Committee:

Les Richards with the SSOA Fire Prevention & Safety Committee said the next level of evaluations will start on the larger lots. PG&E may be out of SSOA at the end of May 2020. In March 2020 the Fire Safety Committee will send out a letter to property owners with a blank evaluation form. Property owners can look at the evaluation and see if any items on the evaluation apply to their property. It is more or less a “self-evaluation” of their property.

Road Committee:

Bill Campbell said that he would like to drive the roads with our Maintenance person, James Stark to review the roads for any pot holes, plugged culverts on personal property in SSOA and identify any small trees that may need to be removed from the shoulder of the roads.

Bill Campbell made a motion for a resolution to discuss all the items on tonight’s Agenda. Roger DeGray seconds the motion.

M/S/C Campbell/DeGray 5-0 motion carries

12-A01 – Permit Entry – Discussed the letter & permit request from El Dorado Department of Transportation (DOT) to use portions of roadways within Sierra Springs to replace two bridges on Clear Creek Road. Bill Campbell made a motion to sign the permit of entry, draft a letter to DOT requesting that DOT repairs damages to our roads and proper signage is displayed letting our residence know that construction will be taking place. Roger DeGray seconds the motion.

M/S/C Campbell/DeGray 5-0 motion carries

12-A02 - Imposing Fines - Discussed imposing Fire Fines of \$100 per month, effective January 1, 2020 on the following Unit & Lot number 22-098 that is not in compliance with the SSOA Fire Prevention & Safety Rule. The property Owners have been notified in writing of their violations and have been invited to meet with the Board at a closed session meeting. The Member in question did not attend the meeting. Bill Campbell made a motion to impose a \$100 per month fire fine effective January 1, 2020 on Unit & Lot # 22-098. Ray Schoenwandt seconds the motion.

M/S/C Campbell/Schoenwandt 5-0 motion carries

12-A03 - Rescinding Fine – Discussed rescinding Fire Fine on Unit & Lot # 25-237 in the amount of \$100. Per the Evaluator the property currently meets criteria. Bill Campbell made a motion to rescind the Fire Fine of \$100 on Unit & Lot # 25-237. Ray Schoenwandt seconds the motion.

M/S/C Campbell/Schoenwandt 5-0 motion carries

12-A04 – Rescinding Fine – Discussed rescinding Fire Fine on Unit & Lot # 4-314 in the amount of \$200. Per the Evaluator the property currently meets criteria. Bill Campbell made a motion to rescind the Fire Fine of \$200 on Unit & Lot # 4-314. Donna Barrese seconds the motion.

M/S/C Campbell/Barrese 5-0 motion carries

12-A05 – Collection Account – Allied Trustee Services needs to know how the Board would like to proceed with Unit & Lot # 3-278. The options are “Record the Notice of Default”, “Convert Account to Lien & Hold”, “Convert Account to Civil Action in Superior Court”. Bill Campbell made a motion to proceed with a “Lien & Hold” on Unit & Lot # 3-278. Roger DeGray seconds the motion.

M/S/C Campbell/DeGray 5-0 motion carries

Bill Campbell made a motion to adjourn the meeting at 7:40 PM

Roger DeGray seconds the motion.

Meeting Adjourned 7:40 PM

Respectfully Submitted by, Shelly Thompson, Association Manager