

SIERRA SPRINGS OWNERS ASSOCIATION
Board Meeting Minutes
October 14, 2020

Call to Order: The meeting was called to order at 6:33 p.m. via Zoom
M/S/C DeGray/Jeanes

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

Approved Agenda:
M/S/C DeGray/Jeanes

Approved Minutes From: September 9, 2020
M/S/C DeGray/Jeanes 5-0 motion carries

EXECUTIVE MEETING: Was held by video conference on Wednesday, October 7, 2020 at 6:30 pm.

Items of Discussion:

- Fire Fines of \$100 per month on the Following properties effective **November 1, 2020**
- 21-008, 22-069 & 21-024.
- Reverse Fire fines that were effective **September 1, 2020** on Unit & Lot # 22-127, 22-055, 21-004, 1-058 & 22-058.
- Reverse Fire fines that were effective **October 1, 2020** on Unit & Lot # 3-230, 22-146, 22-154 & 1-094.
- Write-Off Fire fines on Unit & Lot #3-287 due to property foreclosure.
- CC&R Violation on Unit & Lot # 25-223
- Surveillance Camera bid for Lodge & Wisteria Pool
- Road Bid
- Snow Plowing & Sanding Bid
- Facebook postings
- 5th Restated Bylaws
- Collections

Open Forum: Member Les Richards wanted to thank the Board for following-up with PG&E to have logs removed from members properties that were left by PG&E for members to cut and use for firewood.

- **Manager's Report:** Association Manager, Shelly Thompson reported:
- The custom pool cover that our Pool Contractor ordered for the Wisteria Pool did not include the cut-outs for the handrails. So, the pool cover is not able to be completely locked down. We have two options 1) Return the pool cover to the vendor and have them make a correct custom cover which will take about 6 to 8 weeks to make. During that time, the leaves and pine needles will be falling into the pool causing a daily clean-up of debris. 2) The vendor will honor the return in May when the pool cover will be off of the pool and we could send the cover back to the vendor for a correct cover.
- Currently acquiring bids from contractors to grade a road into the Meadow. The road would serve as an access road for maintenance of the Meadow from fire fuels and it could serve as a walking trail for Members.
- I have had Members calling wanting to know if the Lodge would be opening anytime soon. There has been interest in renting the lodge.

Treasurers Report: Treasurer, Tom Jeanes, reported the year-to-date expenses are slightly over budgeted amount, areas that need to be watched are the telephone costs from AT&T. The electricity and propane are high for the month and may be high for the year. Operation expenses under budget but high due to annual insurance billing of \$18,450. Some pool expenses (maintenance and supplies) slightly under budget for the quarter and should be under budget for the year, mostly chemicals. Pool and additional staff costs is about \$6,191 for the month, and about \$21,500 for this year. Will have to plan for next year, will be about \$21,000. Some of these expenses are seasonal but, the budget should keep in line for the year.

Fire Safety Committee: Les Richards, Committee Member of the Sierra Springs Regional Fire Safe Council reported CWPP has four new projects for SSOA. Proposing fire breaks outside of the Association, on Mormon Immigrant Trail, Sly Park Road & Pleasant Valley Road. The proposed fire breaks will be 50' from the edge of the roadway. Also, there is talk of using the Meadow near the Lodge as a staging area.

Road Committee: Roger DeGray and Bill Campbell met with PG&E to discuss the damages that were done to the non-county maintained roads while PG&E crews were in our subdivision installing new power lines & poles, cutting trees etc. PG&E is excepting responsibility for some of the damages to the roadways. We are currently obtaining bids for the repairs. Will follow-up with PG&E.

CC&R Committee: Cathy Petersen said that rounds have been performed and several letters have gone out to property owners that are in violation of the CC&R's.

Roger DeGray made a motion for a resolution to discuss all the items on tonight's Agenda. Tom Jeanes seconds the motion.

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

10-A01 – Impose Fire Fine – Discussed imposing fire fines of \$100 per month with loss of privileges on the following properties effective **11/01/20**. Unit & Lot numbers: 21-008, 22-069 & 21-024. Cathy Petersen made a motion to impose fire fine of \$100 per month with the loss of privileges effective 11/01/20 on the properties that were read off. Roger DeGray seconds the motion.

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

10-A02 - Rescind Fire Fines – Discussed rescinding fire fines effective 09/01/20 on Unit & Lots 22-127, 22-055, 21-004, 1-058 & 22-058. Cathy Petersen made a motion to rescind fire fines on Unit & Lot numbers that were read effective 09/01/20. Roger DeGray seconds the motion.

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

10-A03 – Rescind Fire Fines – Discussed rescinding fire fines effective 10/01/20 on Unit & Lot 3-230, 22-146, 22-154 & 1-094. Donna Barrese made a motion to rescind the fire fines that were read effective 10/01/20. Cathy Petersen seconds the motion.

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

10-A04 – Write-Off Bad Debt – Discussed writing off bad debt in the amount of \$2,780 on Unit & Lot 3-287 due to foreclosure. Tom Jeanes made a motion approving the bad debt write-off of \$2,780 on Unit & Lot 3-287. Roger DeGray seconds the motion.

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

10-A05 – Road Work Bids – Discussed road repair bids for non-county maintained roadways submitted by Advantage Asphalt & Dryco Inc. This item will be carried over to November Board Meeting.

10-A06 – Snowplowing & Sanding Bid 2020 & 2021 – (09-A10) Reviewed the snow plowing & sanding bid submitted by The Sandman for 2020 – 2021. Roger DeGray made a motion to approve the contract for 2020 - 2021. Ray Schoenwandt seconds the motion.

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

10- A07 – Surveillance Camera – Discussed the surveillance camera bid submitted by Network Technologies to install cameras at the Lodge & Wisteria Pools. Cathy Petersen made a motion to approve the bid from Network Technologies in the amount of \$16,399.28 to be deducted from the Capital Reserve Account. Donna Barrese seconds the motion. Roger DeGray was opposed.

M/S/C Petersen/Barrese 4-1 motion carries

10-A08 – 5th Restated Bylaws – Discussed the cost for the Association Attorney to prepare the 5th Restated Bylaws. Cathy Petersen made a motion to approve the Association Attorney to update the 5th Restated Bylaws. Donna Barrese seconds the motion.

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

10-A09 – Browning Reserve Study – Discussed adopting the Browning Reserve Study for 2020. Cathy Petersen made a motion to adopt the Browning Reserve Study as written. Roger DeGray seconds the motion.

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

10-A10 – SSOA Website Update – (09-A08) Roger has created a spreadsheet for the website and he is currently working with David Keates. This item will be carried over to the next Board meeting. M/S/C Petersen/Barrese 4-0 motion carries

10-A11 – Lodge Generator Policy w/Lodge Closure – Discussed the use of the Lodge generator for Members while the Lodge is temporarily closed due to Covid19 restrictions. Shelly will contact El Dorado County Health Department to see what phase the county is currently in and what the restrictions will be if the Lodge is able to be opened. This item will be carried over to the November Board meeting.

10-A12 – Storage on Property - Discussed the excessive storage on lots, abandoned vehicles or equipment being stored on properties. Cathy Petersen will amend the Exterior Property Rules to include storage of building material. She will also amend the Structure Rules to address roofs & gutters. This item will be carried over to the November Board meeting to adopt the changes to the rules.

10-A013 – Collection Accounts – Reviewed the following accounts authorizing Allied Trustee Services to proceed with the Authorization to Record Notice of Delinquent Assessment on the following APN's 077-186-003-000, 077-186-005-000, 077-212-001-000, 077-271-011-000, 077-231-004-000, 077-692-005-000 & 077-110-058-000. Cathy Petersen read off the APN's and made a motion to authorize Allied Trustee Services to Record Notice of Delinquent Assessment on the above properties. Donna Barrese seconds the motion. M/S/C Petersen/Barrese 5-0 motion carries

Roger DeGray made a motion to adjourn the meeting at 8:00 pm.
Cathy Petersen seconds the motion.
Meeting Adjourned 8:00 PM

Respectfully Submitted by, Shelly Thompson, Association Manager