

SIERRA SPRINGS OWNEERS ASSOCIATION
Board Meeting Minutes
July 14, 2021

Call to Order: The meeting was called to order at 6:30 pm via Zoom
M/S/C Jeanes/Schoenwandt

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/Schoenwandt

Approved Minutes From: June 9, 2021
M/S/C Petersen/Schoenwandt 5-0 motion carries

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: Cathy Petersen made a motion to approve the Consent Calendar. Ray Schoenwandt seconds the motion. 5-0 motion carries

- Replace Chlorine generator's power supply at the Wisteria Pool. Estimated cost for parts & labor \$900.
- Payment Plan for Unit & Lot # 22-055
- Disciplinary action against Unit & Lot # 25-224 for loud music & disturbing the peace in the amount of \$500 for this occurrence.
- SSOA to pay the collection fee owed to Allied trustee Service in the amount of \$1902.72 on Unit & Lot # 4-311.
- CC&R violation against Unit & Lot # 4-342 in the amount of \$100 effective August 1, 2021. *Cathy Petersen made a motion to removed 4-342 from the consent calendar since the property owner has taken care of the CC&R violation. Ray Schoenwandt seconds the motion.*

CONSENT CALENDAR CONTINUED

- Fire Fine Violations on the following Unit & Lot #'s effective August 1, 2021 in the amount of \$100 per month:
- 2-147, 2-174, 2-145, 2-169, 2-138, 2-137, 2-135, 2-134, 2-175, 2-129, 2-128, 2-127, 2-126, 2-121, 1-047, 1-049, 1-050, 1-033, 1-030, 1-058, & 3-240. *Cathy Petersen made a motion to remove the following Unit & Lot numbers from the consent calendar since the properties meet criteria of the SSOA fire safety & prevention Rules: 2-145, 2-169, 2-137, 2-134, 2-129, 2-127, 2-121 & 1-050. Ray Schoenwandt seconds the motion. 5-0 motion carries*

Executive Meeting: Was held on Wednesday, July 14, 2021 at 5:30 pm via Zoom.

Roger DeGray called the Executive meeting to order at 5:40 pm. Donna Barrese seconds the motion. 5-0 motion carries.

- Discussed imposing Fire Fines effective August 1, 2021 in the amount of \$100 per month on the following Unit & Lot #'s: 1-071, 1-070, 1-072, 1-068, 4-306, 4-300, 4-299, 4-336, 4-335, 4-332, 1-044 3-269, 3-288, 3-287, 3-274, 3-275, 3-276, 25-216, 25-241, 25-220, 23-169, 4-355 & 4-364.
- Member at Unit & Lot # 3-239 is requesting that the Board remove \$800 in Fire Fines from September 1, 2020 to April 30, 2021. Board met via Zoom with the Member, and the Board recommended that the property is re-evaluated by the SSOA Fire Safety Committee, and that the member put in writing to the Board his request to either resend the fire fines, and or request that the fire fines are reduced and by how much.
- Discuss Floors-To-Go issues with the lodge stairs
- Bids
- Purchase of New Lawn Tractor & Push Mower

Executive Meeting: Was held on Wednesday, July 7, 2021 at 6:30 pm at the Lodge.

- Discuss the meeting with the Owner from Floors-To-Go regarding the Lodge stairs & treads
- Replace chlorine generator's power supply at the Wisteria Pool estimated cost \$900 (parts & labor)
- Purchase Swamp Cooler for the Lodge or installing Air Conditioning
- Trench electrical line to tennis courts
- Proposal for Conference calling & other options to replace Zoom
- Discuss the proposal to have a Community Market in Sierra Springs. Member wanted a Community Market; the Board offered the member the Lodge to be rented by her and she declined the offer.
- Collection Accounts
- Payment Plan Approval Unit & Lot #22-055
- Discussed imposing CC&R fine on Unit & Lot # 4-342 effective August 1, 2021 in the amount of \$100 per month until the violation has been cleared.
- Discussed architectural application on Unit & Lot #4-305
- Continued loud music & parties at Unit & Lot # 25-224, discussed getting the Association Attorney involved.
- Discussed CC&R violation & the property clean-up on Unit & Lot # 3-238
- Discussed stopping the Fire Fine on Unit & Lot # 3-239
- Architectural Issues
- The Board discussed imposing fire fines on the following Unit & Lot #'s
- 2-147, 2-174, 2-145, 2-169, 2-138, 2-137, 2-135, 2-134, 24-175, 2-129, 2-128, 2-127, 2-126, 2-121, 1-047, 1-049, 1-050, 1-033, 1-030, 1-058, & 3-240 effective August 1, 2021 in the amount of \$100 per month until the property meets criteria.

**Managers' Report submitted by Shelly Thompson,
July 14, 2021**

- The Lodge stairs have been sanded and another type of adhesive has been applied to the stairs. The contractor recommended that no one uses them for 48 hours. The Lodge is currently closed due to the stairs.
- The Lodge is starting to get booked for events.
- Both pools are being used a lot this year. Some minor incidents have occurred.
- Still no interest in an additional seasonal worker. I would like to get bids to weed whack portions of the 4 & 7 acre greenbelts.
- Slurry Seal is currently being applied to portions of the non-county maintained roads.

Treasurers Report: Treasurer, Jessikah Cummings

Checkbook Balances as of June 30, 2021

OPERATING FUNDS:	\$34,613
DEBIT CARD:	\$541
CAPITOL RESERVES:	\$155,129
FOREST MAINTENANCE RESERVES:	\$90,965
ROAD RESERVES:	\$74,514
<u>ROAD RESERVES EDWARD JONES:</u>	<u>\$263,483</u>
TOTAL:	\$619,243

Of the \$337,997 in the Road Funds, \$182,238 will be spent in July 2021 to Slurry Seal the Roads. Advantage Asphalt has been paid for the road repairs. That will leave a road fund balance of \$155,759.

Income reflects paid and unpaid dues for 2021 (60100) and paid and unpaid Fine Balances (70400). Bank statements and upcoming costs show the SSOA Association to be financially healthy.

Operation Costs are, year-to-date, over budget by over \$13,000. This is expected to right itself as the year progresses as it is a matter of timing/payment of some larger expenses, such as Insurance Costs/Premiums.

Utilities Expenses are, year-to-date, \$13,000 under budget. True costs will not be recognized as pool expenses, water, and electricity spike considerably during the summer months and June financials reflect only 1/3 of the true costs. Pool staff costs were calculated on 2020 Covid expenses and anticipated to be considerably under budget for 2021.

The SSOA Board of Directors will meet in mid-August to begin discussions on the **2022 budget and dues**. Members are encouraged to submit comments and recommendations.

Fire Safety Committee: Fire Safety Committee Chairperson, Kay Campbell reported that the evaluations are going well. Cathy wanted to know when the next Fire Fines letters will be going out, Kay replied by Friday of this week.

Road Committee: Bill Campbell, Chairperson for the Road Committee stated the culverts were not able to be worked on this year as expected, due to weather conditions were not ideal, very low water and Fire & Wildlife did not give us the permit to reduce the flow of the creek to replace the culvert pipe. Bill will contact the Contractor to inquire about the potential cost for the culvert pipe replacements.

CC&R Committee: Cathy Petersen, stated that the CC&R Committee will be doing rounds soon.

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

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

07-A01 – Stop Fire Fine – Discussed stopping the fire fine effective December 31, 2020 on Unit & Lot 2-164. Cathy Petersen made a motion to stop the fire fines effective 12/31/20. Donna Barrese seconds the motion.

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

07-A02 – Disciplinary Action Policy – Discussed creating a Disciplinary Action Policy. Cathy Petersen made a motion to present a Disciplinary Action Policy to be mailed out to the Membership with the September billing statements. Donna Barrese seconds the motion.

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

07-A03 – Ice Cream Social – Discussed having an Ice Cream Social event at the Wisteria Pool on Saturday, August 14th from 11:00 am until 2:00 pm. The Board will be in attendance. Roger DeGray made a motion to approve of this event. Donna Barrese seconds the motion.

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

07-A04 – Attorney Involvement – Discussed contacting the Association Attorney regarding the excessive partying and loud music at Unit & Lot # 25-224. After further discussion Roger DeGray made a motion to contact the Association Attorney regarding the issues at Unit & Lot 25-224. Ray Schoenwandt seconds the motion. Cathy Petersen opposes contacting the Attorney at this time. 4-1 motion carries.

07-A05 – Impose Fire Fines – Impose Fire Fines of \$100 per month effective August 1, 2021 on the following Unit & Lot #'s 1-070, 4-335, 3-287, 25-241, 25-220, 23-169 & 4-364. Cathy Petersen made a motion to impose a fire fine of \$100 per month effective August 1st, 2021 on 1-070, 4-335, 3-287, 25-241, 25-220, 23-169 & 4-364. Ray Schoenwandt seconds the motion.

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

Cathy Petersen made a motion to not impose a fire fine on the following properties that were on the fine list to be fined but now meet criteria of the SSOA Fire Safety & Prevention Rule: 1-071, 1-072, 1-068, 4-306, 4-300, 4-299, 4-336, 4-332, 1-044, 3-269, 3-288, 3-274, 3-275, 3-276, 25-216 & 4-355. Ray Schoenwandt seconds the motion.

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

Cathy Petersen made a motion to adjourn the meeting. Ray Schoenwandt seconds the motion.

Meeting Adjourned at 7:14 pm

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

