

SIERRA SPRINGS OWNERS ASSOCIATION
Board Meeting Minutes
March 11, 2020

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

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

Approved Agenda:
M/S/C Campbell/DeGray

Consent Calendar:

Approved Minutes From: February 12, 2020
M/S/C DeGray/Schoenwandt 5-0 motion

EXECUTIVE MEETING: Was held on Wednesday, March 4, 2020 at 5:30 pm

Items of Discussion:

- Architectural
- Authorization to Publish Notice of Trustee's Sale on APN 077-290-040-000
- Discuss rescinding fire fine of \$400 on Unit & Lot # 2-161
- Collections

PLANNING MEETING: Was held on Wednesday, March 4, 2020 at 6:30 pm

- Update on Bylaws & Election Rules
- Revised Fine Policy
- Fire Fines to Fund the Forest Maintenance Fund
- Playground Structure
- Posting of signs, flags or banners in SSOA
- Policy for Generac Generator
- Appoint Inspector of Elections

Open Forum: Member Ken Inman was concerned about the defensible space form that he received for his property. Ken stated that he does not have the financial means to clean his property per the defensible space form. The Board suggested that Ken attend the training seminar on March 25th at 6:30 pm or on March 28th at 10 am at the Lodge. After further discussion, Ken said that he would try to make the March 28th seminar.

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

- I received a phone call from a Member whose property borders the 7 acre greenbelt and he was concerned about the large piles of debris that remain in the 7 acre greenbelt from the Contractor, Defensible Space Systems that the Association had contracted with on June 10, 2019. I texted the Owner of Defensible Space Systems, Richard Cavalho on January 8, 2020 inquiring about the burn piles and when he would be out to burn the piles. I did not receive a response from my first text so, I texted him again on January 13, 2020. Richard responded wanting a few inches of snow on the ground before burning. I texted Richard again on January 20, 2020 letting him know that there was snow on the ground and now would be a good time to burn them. I also, asked Richard if he had signs letting Members know that a prescribed burn would be taking place in the surrounding area. Richard responded that he had placed an order for the signs, but they were not in yet. I texted Richard again on Monday, March 9, 2020 inquiring as to when he will be out to burn the piles since we had some rain in the last few days and that snow & rain were in the forecast this week. No return call or text from Richard.
- I walked the Greenbelt today with Bill & Kay Campbell and our Maintenance person, James Stark to view the piles again. There are approximately 100 burn piles ranging from 4x4, to 8x12. The piles consist of slash and rounds. For the most part, the piles are covered in plastic.
- While we were walking the 7 acre Greenbelt, we noticed 4 small trees that need to come down that are on our access lanes. I will contact a tree service to get a bid to remove the trees.
- The 4 acre Greenbelt has one large Pine tree that is diseased and has been determined by an Arborist that the tree should come down. I will contact a tree service to get a bid to remove the tree.

Treasurers Report: Treasurer, Tom Jeanes, reported there was a mis-posting to pool staff g/l number when the charges should have been posted the maintenance payroll. Tom said that he would contact Dee Ann at Sacramento Management to correct the line item. Tom went on to say that the PG&E, water & phone are under budget at this time. Additional expenses will increase as we get ready for the pools to open.

Fire Safety Committee: Chairperson, Kay Campbell for the Sierra Springs Regional Fire Safe Council said the council received a Federal Grant of \$250k to clear along Sly Park Ridge. By clearing these areas will help create a shaded field break for Sierra Springs.

Road Committee: Bill Campbell, Road Committee Chairperson stated that the Clear Creek Road Bridge Replacement project will start in June 2020. El Dorado County Department of Transportation is heading up the project.

Events: The Annual Pancake Breakfast & Easter Egg Hunt will be held at the Lodge on Saturday, April 11, 2020 at 10 am. Volunteers are needed for this event.

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

03-A01 – Election Rules – Reviewed the proposed SSOA Election Rules to reflect current law. Bill Campbell made a motion to adopt the proposed Election Rules to reflect current law. Roger DeGray seconds the motion.

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

03-A02 – Revised SSOA Fine Policy – Discussed the revised SSOA Fine Policy. Bill Campbell made a motion to adopt the revised Fine Policy. Tom Jeanes seconds the motion.

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

03-A03 – SSOA Generator Policy – Discussed and reviewed the SSOA Generator Policy. Bill Campbell made a motion to adopt the Generator Policy. Ray Schoenwandt seconds the motion.

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

03-A04 – Operating Fund Transfer – (02-A04) Discussed transferring money from the Operating account to the Fire Safety & Forest Maintenance Account to cover greenbelt /common area fire fuel reduction project. Bill Campbell made a motion to transfer \$25k from the Operating Account to the Forest Maintenance Account. Ray Schoenwandt second the motion.

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

03-A05 - Playground Structure – (02-A02) Discussed adding an additional playground structure at the Wisteria Pool for the use of Members and their Guest. Bill Campbell made a motion to not exceed \$10k to purchase additional playground equipment at the Wisteria Pool. Donna Barrese seconds the motion.

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

03-A06 – Purchase of Pool Furniture – Discussed purchasing additional umbrellas & tables for each pool as needed. Tom Jeanes made a motion not to exceed \$1,500 to purchase the necessary pool furniture at both pools. Roger DeGray seconds the motion.

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

03-A07 – Wisteria Pool Pump – Discussed replacing the second pool pump at the Wisteria Pool that is no longer working. Western Sierra Pool submitted a proposal of \$1,700 that included parts & labor. Donna Barrese made a motion to approve \$1,700 to replace the second pool pump at the Wisteria Pool. Roger DeGray seconds the motion.

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

03-A08 – Weed Abatement – Discussed the bid submitted by El Dorado Weed Control for weed abatement along portions of the non-county maintained roadways and portions of the common area around the Lodge & Tennis Court. Donna Barrese made a motion to approve the weed abatement bid submitted by El Dorado Weed Control in the amount of \$3,546 to be deducted from the Forest Maintenance Account. Roger DeGray seconds motion.

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

03-A09 – Weed Whacking – Discussed hiring a temporary person through Blue Ribbon Temp Service to weed whack portions of the non-county maintained roadway. Bill Campbell made a motion to approve hiring a temporary person through Blue Ribbon Temp Service not to exceed \$2,500 to be deducted from the Forest Maintenance Account. Roger DeGray seconds the motion. M/S/C Campbell/DeGray 5-0 motion carries

03-A10 – Appoint Inspector of Election – (02-A12) Discussed appointing an Inspector of Elections to collect & count the ballots for the 2020 Board of Directors election. The Board decided to carry this item over to April’s Planning Meeting.

03-A11 – Rescind Fire Fine – Discussed rescinding fire fine on Unit & Lot # 2-161 in the amount of \$400. Per the Evaluator the property meets criteria. Bill Campbell made a motion to rescind the fire fine on Unit & Lot 2-161 in the amount of \$400. Tom Jeanes seconds the motion. M/S/C Campbell/Jeanes 5-0 motion carries

03-A12 – Lien & Hold – Authorized Allied Collections to place Unit & Lot 4-301 on a “Lien & Hold”. Roger DeGray made a motion to authorize Allied Collections to place Unit & Lot 4-301 on a “Lien & Hold”. Ray Schoenwandt seconds the motion. M/S/C DeGray/Schoenwandt 5-0 motion carries

03-A13 – Notice of Trustee Sale – Discussed authorization to Publish Notice of Trustee’s Sale on APN 077-290-040-00. Bill Campbell made a motion to Publish Notice of Trustee Sale on APN 077-290-040-00. Roger DeGray seconds the motion. M/S/C Campbell/DeGray 5-0 motion carries

Bill Campbell made a motion to adjourn the meeting.
Roger DeGray seconds the motion.
Meeting Adjourned 7:50 PM

Respectfully Submitted by, Shelly Thompson, Association Manager