

SIERRA SPRINGS OWNERS ASSOCIATION  
Board Meeting Minutes  
**September 11, 2019**

**Call to Order:** The meeting was called to order at 6:31 p.m.  
M/S/C Campbell/Jeanes

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

**Approved Agenda:**  
M/S/C Jeanes/Campbell

**Consent Calendar:** None

**Approved Minutes From: August 14, 2019**  
M/S/C Campbell/Schoenwandt 5-0 motion

**EXECUTIVE MEETING: Was held on Wednesday September 4, 2019 5:00 pm**

- Discuss imposing fine on the following Unit & Lot numbers:
- **5:00 pm**
- 24-175, 2-141, 25-223 & 1-044
- **5:30 pm**
- 3-219, 3-255, 2-169, & 1-066
- **6:00 pm**
- 3-298, 2-161, 2-164 & 2-201
- Extension of time for fire compliance on Unit 4, Lot 406
- Review Architectural Applications
- Review bids submitted by Garner Roofing & Nail-It Roofing to replace Lodge Roof
- Review bid to remove Poison Oak Brush on Five Spot Road
- Discuss Goat bid(s)
- Snow Plowing & Sanding Contract bid for 2020
- Write-Off Bad Debt on: 3-241 \$3075, 2-178 \$1,020 & 22-055 \$1373
- Review Authorization to Proceed: APN #077-290-040-000
- Authorization to Publish Notice of Trustee's Sale 4-301
- Discuss rescinding all fines on 3-287 in the amount of \$800

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

- Rules & CC&R's
- Discussed extending the use of the Pool beyond September 15th

**Open Forum:** Local Firefighters from Station #19 came to discuss fire issues within SSOA and El Dorado County. They also mentioned the emergency response time with the current staffing for Station#19 and surrounding fire stations. Measure B was discussed and how the measure did not pass. The County is looking at other areas for funding.

A Member was concerned about the speeding vehicles that travel on Sierra Springs Drive. The portion of roadway that the Member was referring to is maintained by the County. The Board said that the Association is not able to monitor or enforce the speed on any portions of the roads within SSOA. It was advised that Members contact the California Highway Patrol and report the speeding activity on Sierra Springs Drive. After further discussion a Member from the Board will contact the County and see if there is anything the County could do to address this issue.

Another Member wanted to know if the Board would consider a Community Garden to be constructed in the Meadow. Bill asked the Member to submit a plan that would include the cost, the maintenance and show specifics of the community garden. The Member agreed to submit a plan.

Ray Schoenwandt said that they are looking at the Meadow as a temporary refuge area in case of a fire and a possible site for a helipad in the event we need a helicopter for medical emergencies.

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

- Purchased vinyl Depth Markers & No Diving decals for both pools. There are a few still on back order. The total cost of the vinyl decals were \$570 verses \$5,500 bid from Leisure Time Pool Service to install the Depth Markers & No Diving Tiles.
- I have been in contact with Imboden Electric to come out and give me a bid to install a timer on the Lodge pool lights & the exterior LED lights at both pools.
- Advantage Asphalt will be out on Wednesday, September 18<sup>th</sup> to repair portions of Edelweiss Way and approximately 300 sq. ft. of roadway on Amaryllis Road.
- I ran a report from Wednesday September 4<sup>th</sup> through Wednesday September 11<sup>th</sup>.

In a one week period the Lodge Pool had 23 people who attended the pool.

**Lodge Pool Temperatures:**

Sept 4<sup>th</sup> 76 degrees    Sept 7<sup>th</sup> 77 degrees    Sept 10<sup>th</sup> 73 degrees  
Sept 5<sup>th</sup> 79 degrees    Sept 8<sup>th</sup> 77 degrees    Sept 11<sup>th</sup> 73 degrees  
Sept 6<sup>th</sup> 78 degrees    Sept 9<sup>th</sup> 70 degrees

In a one week period the Wisteria Pool had 27 people who attended the pool.

**Wisteria Pool Temperatures:**

Heat Pump is running and set for 78 degrees

**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, electricity, propane & office expenses. The Association truck insurance is higher than expected (\$750). The pool expenses are higher than budgeted for the quarter, should be okay. Some of these expenses are seasonal, example; utilities, pool & maintenance, but the budget should keep in line for the year. Tom said that he will need to revisit insurance and operations when preparing the upcoming budget for 2020. A Budget meeting will be held at the Lodge on Thursday, September 19, 2019 at 11 am.

### **Committee Reports:**

**Fire Safety Committee:** Kay Campbell, Chairperson for the SSRFSC said that evaluations are continuing. There will be a fund raiser for the Pollock Pines Fire Station #17 to add an additional shower for the fire station. The event will be held on Friday, October 4<sup>th</sup>.

Road Committee: Bill Campbell, Chairperson for the Road Committee said that there are several culverts on the non-county maintained roads that are failing. The culverts were installed 50 years ago and the useful life of a culvert is approximately 50 years. There are 6 culvert pipes that need work done. One of the six culverts will require damming Clear Creek and rerouting the water down the creek. The other culvert inverts can be repaired. Bill is hoping to have the culverts repaired before the rainy season. The estimated cost of the five culverts is \$60k; the culvert that is requiring the water to be rerouted is an estimated cost of \$30k.

**Bill Campbell made a motion to discuss all items on the agenda. Donna Barrese seconds the motion.**

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

**09-A01 – SSOA Pools** – Discussed extending the pool closure from September 15<sup>th</sup> to September 29<sup>th</sup> at 7 pm. Members in the audience wanted to keep the pools open longer than September 15<sup>th</sup>. After further discussion the Board agreed to keep the Wisteria pool open since it is heated by two heat pumps verses solar heat that is at the Lodge pool. Bill Campbell made a motion to keep the Wisteria pool open as a trial basis for this pool season only, until September 29<sup>th</sup> at 7 pm. Donna Barrese seconds the motion.

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

**09-A02 – Removal of Poison Oak Brush** – Discussed bid submitted by Sierra Mountain Tree Service to remove 2 large sections of dead Poison Oak brush along Five Spot Road. One bid that was submitted was to chip the brush on site in the amount of \$2,080. The second bid was to haul the debris to the dumps in the amount of \$2,640. Bill Campbell made a motion to approve bid submitted by Sierra Mountain Tree Service in the amount of \$2,080 not to exceed \$2,600 for any additional Poison Oak removal that may need to be done. Tom Jeanes seconds the motion. 5-0 motion carries

**09-A03 – Goats in Meadow** – Discussed putting goats in the grassy & wooded areas of the Meadow to reduce fire danger. The Board decided to revisit this item when additional vendors are able to bid on the project.

**09-A04 – Snow Plowing & Sanding Contract** – Reviewed the snow plowing & sanding bid submitted by the Sandman for 2020. Roger DeGray made a motion to approve the 2020 snow plowing & sanding bid as submitted with a non-refundable retainer of \$1500. Bill Campbell seconds the motion.

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

**09-A05 – Lodge Generator** - Discussed installing a Generator at the Lodge with an automatic transfer switch. The Board would like to carry this item over to the next Board meeting.

**09-A06 – Imposing Fines** – Discussed imposing fine of \$100 per month, effective October 1, 2019 on the following Unit & Lot numbers that are not in compliance with the SSOA Fire Prevention & Safety Rule. Each of these properties has been notified in writing of their violations and has been invited to meet with the Board at a closed session meeting. The Members in question did not attend the meeting. Unit & Lot #'s 24-175, 3-219, 1-066, 3-298 & 2-161.

Tom Jeanes made a motion to impose a \$100 a month fine on the above Unit & Lot numbers effective October 1, 2019. Bill Campbell seconds the motion.

M/S/C Jeanes/Campbell 4-0 motion carries Ray Schoenwandt abstained from the vote

**09-A07 – Imposing Fine** – The following properties have been making progress on complying with the SSOA Fire Prevention & Safety Rule however; they are requesting additional time to meet criteria. If the following properties do not meet criteria by October 1, 2019 a fine of \$100 per month will go into effect. The properties in question are: 25-223, 2-169, 2-164, 2-201 & 4-306. Roger DeGray made a motion to impose a \$100 a month fine on the above Unit & Lot numbers effective October 1, 2019. Bill Campbell seconds the motion.

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

**09-A08 – Bad Debt** – Discussed writing off the following bad debt on Unit & Lot #'s 3-241 in the amount of \$3,075 & 2-178 in the amount of \$1,020. Roger DeGray made a motion to write-off the bad debt. Ray Schoenwandt seconds the motion.

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

**09-A09 – Delinquent Assessment** – Reviewed authorization to Record Notice of Delinquent Assessment on Unit & Lot's 2-118 & 24-177. Roger DeGray made a motion to Record Notice of Delinquent Assessment on the above Unit & Lot #'s. Ray Schoenwandt seconds the motion.

M/S/C DeGray/Schoenwandt 4-0 motion carries Bill Campbell abstained from the vote.

**09-A10 – Authorization to Proceed** – Discussed proceeding with the authorization to proceed with the Notice of Default on APN 077-290-040-000. Tom Jeanes made a motion to proceed with the authorization to proceed with the Notice of Default. Roger DeGray seconds the motion.

M/S/C Jeanes/DeGray 4-0 motion carries Bill Campbell abstained from vote.

**09-A11 – Notice of Trustee’s Sale** – Discussed authorization to Publish Notice of Trustee’s Sale on Unit & Lot number 4-301. The Board discussed the amount owed to Allied Trustee Services if they decide not to proceed with the Trustee sale. The Association would owe \$2,197.37 in fees to Allied. The Board decided to carry this item over to the next Board meeting for further information.

**09-A12 – Rescinding Fine** – Discussed rescinding all fines on Unit & Lot # 3-287 in the amount of \$800. Roger DeGray made a motion to rescind the fines on this property only upon the sale of the home. If the property does not sale the fines will remain in place. Donna Barrese seconds the motion.

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

Tom Jeanes made a motion to adjourn the Board Meeting at 9:07 pm. Roger DeGray seconds the motion.

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

Respectfully Submitted by, Shelly Thompson, Association Manager