

Sierra Springs Owners Association

Board Meeting Agenda

October 14, 2026

Join Zoom Meeting

<https://us06web.zoom.us/j/82365466141?pwd=G5xnit9fmdMo3GQe1jLk2Nbwh9pxfa.1>

Meeting ID: 823 6546 6141

Passcode: 744087

Call Meeting to Order at: _____

M/S/C

Roll Call – Board Members Present

President: Tony Graunstadt _____

Vice President: Chris Kassis _____

Secretary: Frank Fanara _____

Treasurer: Kay Campbell _____

Director:

Approval of Agenda

The Board will adopt the agenda with one motion. Matters not on the agenda may be addressed by members during Open Forum.

M/S/C

Approve Minutes from Last Board Meeting

September 9, 2026 Board Meeting Minutes

M/S/C

Executive Meeting Report

October 7, 2026 at 5:30 PM

Items voted on:

Foreclosures, Collections, Election Bids, Voting Incentive, Reverse Fire Fines

Bids voted on:

1. **Asphalt repair bids for non-county-maintained roads** – *Board awarded bid to Allstate Paving Co., not to exceed \$40,000.*
2. **Snowplowing and sanding bids** – *Board awarded bid to The Sandman under the following conditions: The Sandman must provide a list of equipment dedicated to the SSOA project, meet with the Board to discuss the plan for this year, and disclose the dates and hours worked on any bill.*
3. **Bid to remove the hazardous oak tree in the Lodge parking lot and grind the stump. Bid to remove a small pine tree in the four-acre greenbelt.** – *Board awarded bid to George Staddan's Professional Tree Care for \$2,150.*
4. **Bid for weed abatement** – *Board awarded bid to Evergreen Turf & Tree Care for two separate treatments at \$21,715 per treatment (total of \$43,430).*

Items discussed:

Lien, Fire Safety Evaluations

Consent Calendar

Lien:

10-A01 – t0077806 – APN # 077-403-005-000 – Authorization to Record New Notice of Delinquent Assessment (Lien)

M/S/C

Open Forum

Members may address the Board regarding items not listed on the agenda.
Time limit: 3 minutes per speaker unless extended by Board approval.

Manager's Report

Treasurer's Report

September 2026 Treasurer's Report prepared 10.10.2026

September 2026 Financials (9.30.26) Bank Account & Petty Cash Balances are:

Petty Cash	\$	1,500.00	
Operating Account:	\$	82,762.00	
Capital Reserve:	\$	194,719.00	
Forest Fund:	\$	32,472.00	
Road Fund/Edward Jones	\$	426,680.00	Road Reserve=\$ 177,772.00
Total	\$	738,133.00	Edward Jones=\$248,908.00

Accounts Receivables Analysis:

Aged Receivables Total	\$281,073.32
Amount in Collections	-\$129,812.38 *
Amount in Fines & Violations	-\$134,492.00
Amount Due Less than 12 months in arrears	\$16,768.94

*This amount includes \$44,286.56 owed by deceased owners, which make it uncollectable at this time. This represents 34% of the amount in Collections.
NOTE: Once an account balance exceeds \$1,800 or is 12 months delinquent, Allied Collection Agency takes over the delinquent accounts.

Association Matters / Discussions

10-A02 – Approve Browning Reserve Study-Final

M/S/C

10-A03 – 2027 Budget and Dues

M/S/C

10-A04 – Culverts/Ditches – preparation for winter/El Niño

M/S/C

10-A05 – Curb/Asphalt – Update on the repairs performed by The Sandman on Five Spot Road and Shooting Star Road, which PG&E removed during the underground electrical project.

M/S/C

10-A06 – Replacement of the Association’s chainsaws

M/S/C

Committee Reports

5 minutes per report unless additional time is approved by the Board.

Fire Safety:

Compliance:

In September 2026 a total of 23 letters were mailed to properties with violations.

9 - First letter of violation(s)

3 - Letters acknowledging progress was made, citing remaining violations needing correction.

11 -Hearing Letters for November Executive Meeting Agenda. These properties could have been part of the October Executive Meeting, however, the additional time for correction seemed a better approach.

There are an additional nine (9) properties being monitored. Most of these properties have been given an extension, some into the spring of 2027, to

correct the violation. Property owners who were granted an extension had contacted the Association with valid reasons for the request. Those who were not granted extensions, such as barking dogs, are being monitored for a few months to see if another violation is reported.

Roads:

Events:

Next Board Meeting

November 12, 2026 (changed from November 11, 2026) – 6:30 PM

Association business meetings are held on the second Wednesday of each month beginning at 6:30 PM. Members may attend in person at the Lodge located at:

5340 Edelweiss Way
Pollock Pines, CA 95726

or via Zoom.

Agendas are posted on the Lodge bulletin board and on the Association website:

info@sierraspringsowners.org.

Agendas may also be emailed to members upon request.

Meeting Adjourned: _____

M/S/C