

SIERRA SPRINGS OWNERS ASSOCIATION
Board Meeting Minutes
April 10, 2019

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

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

Approved Agenda:
M/S/C Campbell/DeGray

Consent Calendar: None

Approved Minutes From: March 13, 2019
M/S/C Campbell/DeGray 5-0 motion

EXECUTIVE MEETING: Was held on Wednesday, April 3, 2019 at 6:00 pm
Items of Discussion

- Hearing to discuss the CC&R Violation on Unit 25, Lot 223. This property is still a complete mess no progress what-so-ever. Member has sent a letter in response to the CC&R letter inviting them to a closed session meeting with the Board today at 6 pm.
- Fence Line & Shed Encroachment into Common Area around Lodge on Unit 22, Lot 132.
- Architectural Applications
- Discuss Bankruptcy – On Unit2, Lot 178. There is \$455 that may need to be written off as bad debt pre-bankruptcy. Allied Trustee needs to know if Board would like to go after the post-bankruptcy going forward April 2018 to current. The past due amount for dues is \$900 & \$1600 in fire fines.
- Unit 22, Lot 067 has requested an Extension to complete the fire fuel reduction work that is currently in progress.

PLANNING MEETING: Was held on Wednesday, April 3, 2019 6:30 pm
Items of discussion:

- County to replace 3 bridges on Clear Creek Road
- Repair Association Deck Mower to mow the Meadow with the Kubota Tractor, Parts & Labor estimated cost \$700 work to be done by Heavy Equipment Mechanic, Ron Bass.
- Review Bid to spray non-county roadside shoulders and common areas around Lodge, Tennis Court & Lodge Pool
- Review 7 Acre Greenbelt Bid submitted by Defensible Space Systems to remove & burn fire fuels.
- Review the upcoming insurance policies due on May 19, 2019
- Guess Speakers for the Annual Meeting to be held on Saturday, June 22, 2019 at 10 am

Open Forum: There was discussion of the County repairing the Bridges on Clear Creek Road and the in pack that the additional traffic and heavy equipment will have on our roads from the bridge repairs. Member, Cathy Petersen stated that she had a letter from the County officially agreeing to correct any damages to SSOA roads during construction of the bridges. She will look for the letter and submit it once she locates it. Board Member, Roger DeGray said that Jackie Cook from El Dorado County Department of Transportation (DOT) had attended SSOA's Planning meeting and the County has assured the Board that DOT will correct and or repair any damages to SSOA's roadways.

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

- The additional rock work to the Lodge Pool retaining wall has been completed.
- Received bid to remove the fire fuels from the 7 Acre Greenbelt. This matter is a line item on the Agenda and will be discussed further.
- Have been in contact with Richard from Defensible Space Systems to submit a bid to remove the fire fuels on the 5 acre parcel (aka "The Lost 5").
- There is a large Oak tree near the maintenance garage that is up-rooting and leaning on other trees. Ross Lee from American River Tree Service is in the process of submitting a bid for the tree work.
- SSOA Website will be ready to go online by May 1st.
- On Saturday, April 13th at the Lodge at 11 am the Board will be holding a "Work Shop Meeting" to go over the proposed Exterior Rules & Animal Rules.
- The Annual Pancake Breakfast & Easter egg hunt will be held on Saturday, April 20th at 10 am at the Lodge.
- Both Pools open on Friday, May 24th
- The Annual Meeting is scheduled for Saturday, June 22nd at 10 am at the Lodge. Danishes & coffee will be served.

Treasurers Report: Treasurer, Tom Jeanes, reported year-to-date expenses are slightly over budgeted amount (about \$600). Areas that need to be watched and have been adjusted for the upcoming budget are telephone costs. AT&T phone charges over \$400 for the quarter, new phone plan should see a significant decrease. No new information on the cell tower. Office expenses over budget \$800 for the quarter, Workers Comp charges high \$2,000 for the quarter, should balance out. Electricity is lower and propane higher but under \$1,000 for the quarter. Maintenance and Vehicle about \$1,000 under for the quarter. The Pools are about \$2600 under budget for the quarter. Some of these expenses are seasonal (Utilities, Pool and Maintenance) but the budget should keep them in line for the year.

Committee Reports:

Fire Safety Committee: Kay Campbell, Chairperson with the SSOA Fire Safety Committee said on April 24th the California Conservation Corp (CCC) from Tahoe will be in our area, they will be doing road side fuel reduction at the end of Wisteria Road (which is not part of the Association). Kay said that she has been successful in getting right-of-entry forms signed by the property owners on Wisteria Road & Marigold Road. Once these road ways have been cleared the CCC will be working on the Meadow at the Lodge.

Kay ordered green metal to make reflective address plates, \$25 for signs and \$5 for post.

The Evaluators will be out evaluating properties on the upper end of Sierra Springs. It is estimated that 398 evaluations will be conducted.

Road Committee: Bill Campbell said that the A Team Tree Service contracted with SSOA to chip & remove trees that were damaged during the past winter storms. There was a lot more debris than anticipated. A Team will be back out on Friday, April 12th. Bill will be contacting Mountain Enterprise to go over the debris that they left versus what belongs to SSOA.

Bill also met with Alan Candito who is the distributor of the concrete cloth netting. Bill & Alan viewed the culverts on the non-county maintained roadways. Alan will provide Bill with the cost for the concrete cloth netting. The Association will need to install the product. Bill will continue to gather information and report back to the Board.

Events: Pancake Breakfast followed by an Easter egg hunt will be held at the Lodge on Saturday, April 20th at 10:00 am. Volunteers are needed.

04-A01 – Repair Deck Mower – Received bid from Heavy Equipment Mechanic, Ron Bass to repair the Associations Deck Mower for parts & labor not to exceed \$700. Ron Bass is currently employed by Sierra Springs as a fill-in Maintenance person & mechanic. Roger DeGray made a motion to approve the repair of the Associations Deck Mower by Ron Bass not to exceed \$700. Linda Cox seconds the motion.
M/S/C DeGray/Cox 5-0 motion carries

04-A02 – Weed Abatement – Reviewed bid submitted by El Dorado Weed Control to spray the road side shoulders on the non-county maintained roadways, spray around the Lodge, Tennis Courts, Maintenance Garage & the Recreation Stay area in the amount of \$3,546.50. Linda Cox was not in favor of using pesticides on any portions of Sierra Springs. After further discussion, Roger DeGray made a motion to approve the bid submitted by El Dorado Weed Control not to exceed \$4000 to be deducted from the Capital Reserve Account. Donna Barrese seconds the motion.
M/S/C DeGray/Barrese 4 yes votes and one no vote by Linda Cox. 4-1 motion carries

04-A03 – Fire Fuel Reduction 7 Acre Greenbelt - Reviewed bid submitted by Defensible Space Systems to remove & burn fire fuels in the 7 acre Greenbelt in the amount of \$18,630. Two other contractors reviewed this project and stated that they did not have the proper equipment to perform the necessary work. Bill Campbell made a motion to approve the bid submitted by Defensible Space Systems in the amount of \$18,630 to be deducted from the Forest Maintenance Account. Roger DeGray seconds the motion. 5-0 motion carries

04-A04 – Impose CC&R Fine - Discussed imposing a CC&R fine on Unit 25, Lot 223 of \$100 per month due to the property is not in compliance with the CC&R's. Member has been invited to a closed session meeting with the Board to discuss the condition of the property and the Member did not attend the meeting. Roger DeGray made a motion to impose a CC&R fine of \$100 per month effective May 1, 2019 until the property meets the criteria. Donna Barrese seconds the motion. M/S/C DeGray/Barrese 5-0 motion carries

04-A05 – Extension Requested – Member at Unit 22, Lot 067 requested an extension of April 30th to complete the fire fuel reduction project that is currently taking place on their vacant lot. Bill Campbell made a motion to grant an extension until April 30th on Unit 22, Lot 067. Roger DeGray seconds the motion. M/S/C Campbell/DeGray 5-0 motion carries

04- A06 – Notice of Delinquent Assessment – Discussed authorizing to proceed with recording a Notice of Delinquent Assessment on Unit 2, Lot 178 & Unit 3, Lot 232. Bill Campbell made a motion to proceed with recording a Notice of Delinquent Assessment on Unit 2, Lot 178 & Unit 3, Lot 232. Linda Cox seconds the motion M/S/C Campbell/Cox 5-0 motion carries

Bill Campbell made a motion to adjourn the Board Meeting at 7:49 pm. Donna Barrese seconds the motion. M/S/C Campbell/Barrese

Respectfully Submitted by, Shelly Thompson, Association Manager