

SIERRA SPRINGS OWNERS ASSOCIATION
Board Meeting Minutes
December 9, 2020

Call to Order: The meeting was called to order at 6:33 p.m. via Zoom
M/S/C DeGray/Petersen

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

Approved Agenda:
M/S/C Petersen/DeGray

Approved Minutes From: November 11, 2020
M/S/C DeGray/Barrese 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:

Fire Fine Violation in the amount of \$100 per month on Unit & Lot #2-158 effective 01.01.21 Cathy Petersen made a motion to remove this property off the Consent Calendar since the property now meets criteria. Roger DeGray seconds the motion.

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

EXECUTIVE MEETING: Was held by video conference on Wednesday, December 4, 2020 at 6:30 pm

Items of Discussion:

- Discuss imposing fire fine on Unit & Lot # 2-158 effective 01.01.20
- Reserve reallocation
- Review Bids from contractors for road repairs on Non-County Maintained Road
- Review Lodge Roof & Gutter bids
- Review Lodge Chimney replacement bid
- Sign Bid & Wood working of sign
- Clean-up of SSOA Common Areas
- Discuss bids for Weed Abatement on Non-County maintained roadways
- Discuss bids for cleaning-up SSOA common areas.
- Discuss getting bids for a chipper & crew for an annual clean-up day on May 8, 2021.
- Restated Bylaw Discussions
- Discuss AB3182 bill regarding short term rentals and percentage of rental properties within SSOA.

Open Forum: Le Richards mentioned that El Dorado Irrigation District (EID) have been repairing damages around their utility covers with asphalt.

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

- I am currently getting bids to update the Sierra Springs entrance sign at the top of Sierra Springs Drive and Sly Park Road. I have been in touch with two Contractors. This item is on the tonight's agenda.
- Received two bids to resurface the non-county maintained roadways with type 2 slurry.
- Received two bids to repair portions of asphalt on non-county maintained roads. Damages to portions of these roads were done by PG&E work that has taken place within SSOA. The Road Committee has met with PG&E representatives to discuss the damages that their equipment & trucks have done to our roads. PG&E should be providing money for their damages to our roads. PG&E would like the Association to acquire bids from three other local Contractors in the area; Joe Vicini, Doug Veerkamp & Vans Paving. I have left messages with Vicini & Veerkamp. Vans Paving's message said that they were all booked up and will not be taking on new projects.

- **Lodge Roof, Gutters, Chimney & Solar Panels/Heat Pumps**

Received bids for the Lodge roof & gutters. This item is on tonight's agenda.

- **Chimney Chase:** The Lodge chimney has caused damages to the interior of the Lodge. It was determined by several Contractors that the Lodge chimney which, is about 50 years old is taking in water when there are high winds and rain. I spoke with Contractor, Tony Dunn, and he recommends removing the chimney chase since we no longer have a wood burning fireplace. We currently have a propane insert which only requires a stove pipe for exhaust. Tony is preparing a bid for this project. I have also been in touch with another Contractor that I will be meeting with on December 16th.
- **Solar Panels:** When we replace the Lodge roof the Contractor will be removing the solar panels that are mounted on the roof. The solar panels have caused damages to the interior of the Lodge and damages to the roof as well. The solar panels are for heating the Lodge pool only. It was discussed that the Roofing Contractor will remove the panels and dispose of them.
- **Heat Pumps at Pools:** There are two heat pumps at the Wisteria pool. It has been determined that we really only need one heat pump at the pool. It was suggested that we move one of the heat pumps from the Wisteria pool and install it at the Lodge pool rather than installing the existing solar panels back onto the new roof. I spoke with our Pool Contractor and he will be able to disconnect the heat pump and reconnect it at the Lodge pool. I will need to contact an Electrician to install a 100 Amp service at the Lodge pool for the install of the heat pump. Our Maintenance person, James Stark would move the heat pump from the Wisteria pool to the Lodge pool. James will need to pour a slab of concrete for the heat pump to be placed on. The pool Contractor, Jack will reconnect the heat pump.

Treasurers Report: Treasurer, Tom Jeanes, reported the year-to-date expenses are slightly over budgeted amount, areas that need to be watched are the telephone costs from AT&T. They are still high for the month, maybe high for the year, will contact AT&T for next year's budget. The electricity and propane are under budget for the month. Operation expenses under budget for the year and should be good. Payroll expenses will be within budget for the year. Pool expenses will be over budget for the year by about \$20,000. Some of these expenses are seasonal, (utilities, pools, and maintenance) but the budget should be keep them in line for the year.

The Account balances as of November 30, 2020 are: Operating Account \$32,792.94 Debit Card \$3,058.51, Capital Reserve Account \$226,567.69, Forest Maintenance Account \$70,922.89, Road Fund Account \$115,279.72 & the Edward Jones Investment Account \$264,042.13.

Fire Safety Committee: Chipping funds are no longer available through El Dorado County Fire Safe Council. Discussed the possibility of the Association renting a chipper or hiring a Contractor and crew to help assist Members in chipping their debris. The Fire Safety Committee will create a plan, cost, and submit it to the Board.

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

12-A01 – Reserve Reallocation of Funds – Discussed reallocation of reserve funds from the Capital Reserve Fund to the Road Fund Account. Cathy Petersen made a motion to reallocate \$10 per quarter of the Capital Reserve Account and allocate the funds to the Road Fund Account. Donna Barrese seconds the motion.

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

12-A02 – Lodge Roof & Gutters – Discussed bids that were received by three Roofing Contractors for replacing the Lodge roof and gutters. Since there were several inconsistencies in the ventilation of the roof and in the prices, the Board would like to receive two more bids from two other Contractors to see what their opinion is on how to ventilate the Lodge roof.

Roger DeGray made a motion to approve \$55,000 on a new roof & gutters at the Lodge. Ray Schoenwandt seconds the motion.

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

12-A03 – Clean-up of Common Area – Discussed approving funds for the California Conservation Corp (CCC) to clean-up the Common Areas. Roger DeGray made a motion to approve \$10,000 to clean-up the Common Areas. Ray Schoenwandt seconds the motion.

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

12-A04 – SSOA Sign – (11-A02) – Discussed replacing the Sierra Springs entrance sign at the top of Sierra Springs Drive & Sly Park Road. The Board would like to obtain additional bids for this project. This item will be carried over to January Board Meeting.

12-A05 – Financial Review & Tax Preparer – Review bids from Accounts to perform our Annual Review and prepare our taxes. Cathy Petersen made a motion to approve the bid submitted by Kass & Associates to perform our Annual Review & prepare our taxes. Roger DeGray seconds the motion.

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

Roger DeGray made a motion to adjourn the meeting at 8:16 pm.

Ray Schoenwandt seconds the motion.

Meeting Adjourned 8:16 PM

Respectfully Submitted by, Shelly Thompson, Association Manager