

**SIERRA SPRINGS OWNERS ASSOCIATION**  
**Board Meeting Minutes**  
**February 10, 2021**

(not yet approved by the BOD)

**Call to Order:** The meeting was called to order at 6:45 pm via Zoom  
M/S/C Petersen/Schoenwandt

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

**Approved Agenda:**  
M/S/C DeGray/Barrese

**Approved Minutes From:** January 13, 2021  
M/S/C DeGray/Jeanes 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:

**Collection Accounts:**

- Pursue Lien & Hold on Unit & Lot's # 1-005 & 1-007.
  
- Unit & Lot # 21-010, Stop Fire Fines effective 01.01.2, reverse Jan & Feb 2021 Fire Fines. Balance owed on account for Oct, Nov & Dec 2020 is \$300.
  
- 5<sup>th</sup> Restated Bylaws
  
- Permit Fee for Department of Fish & Wildlife of approx. \$1,600

**Executive Meeting:** Was held on Wednesday, February 3, 2021 at 6:30 pm via Zoom

- Neighborhood Radio Watch Program Collections
- Pursue collections or a lien & hold on Unit & Lot # 1-007
- Pursue collections or a lien & hold Unit & Lot #1-005
- Stop fire fine effective 01.01.2021 on Unit & Lot #21-010
- 5<sup>th</sup> Restated Bylaws
- Permit Fee for Dept of Fish & Wildlife
- Shooting Star non-members, non-payees
- Architectural Application – Unit & Lot # 22-116

**Open Forum:**  
None

## **Managers' Report:**

### **Update on the Sierra Springs Sign:**

The sign has been taken down and sanded to the natural wood. They have started painting the *Sierra Springs* letters and staining the background. The existing cobble/rock work has been removed and minimal prep work has been started for the pad that the sign will sit on. Weather will determine how much work they will be able to accomplish at this time.

There are several trees around the sign that are marked with a yellow "X" for removal from PG&E. I spoke with Matt Carpenter, Contract Vegetation Program Manager for PG&E and he said that trees that have the yellow paint on them are not going to be coming down for some time now unless they are dead or diseased.

I have left messages with two tree services to get bids to remove the trees. No bid amounts to report at this time.

### **Non-County Maintained Road work:**

Asphalt repairs are scheduled for late May - early June 2021. Dave Ramona with Advantage Asphalt is aware that there are other areas on the non-county maintained areas that were not part of the "priority list" zones and he will evaluate the damages and submit a change order if needed.

Slurry Coat is scheduled for early to mid-July 2021 followed by any road stripping.

### **Lodge Kitchen Floor Damage:**

I met with Jim Walson with Dick's Carpet One and he measured the moisture in the damaged area of the laminate flooring which, indicated that there was water that remained under the flooring. It was recommended that the flooring come up and dry any moisture. James pulled up some of the flooring in the damaged area and found no standing water under the laminate flooring. What moisture there is, is in the laminate itself.

Jim said that he will most likely not be able to match the existing flooring and that the kitchen floor will need to be replaced. He recommends a vinyl product that is water resistant. He has samples available in their showroom.

### **Lodge Stove Top:**

Bowmans Appliance Repair came out and assessed the kitchen stove top. He found," *that there was lots of baking soda underneath the glass top on the ignitor switch and also gummed up on the ignitor itself. He cleaned all residue off, and tested stove". The left front knob was missing a retention collar*".

Which, I have ordered a new knob for the stove. There was no water damage to the stove.

### **Lodge Roof:**

American Eagle Roofing has received the \$1,000 deposit. Permit has been pulled with the County. Waiting for 7 days of dry weather to start the roof, gutters & remove the chimney.

### **Wisteria Heat Pumps:**

There are currently two heat pumps at the Wisteria Pool that are about 6 years old. One Pool Contractor said that we only needed one heat pump to heat the pool. So, it was thought that we could move the other heat pump at the Wisteria pool and install it at the Lodge pool. When I was at the Wisteria Pool last week

the second heat pump would not turn on, there was power to the unit, but it would not turn over. Jack recommended that we start with changing out the “Start Capacitor” at a cost of \$60. To have a service technician come out they will charge \$300 to come out and \$125 per hour. Eventually, an overall service on the heat pumps will need to be completed.

Jack Elmay, our Pool Contractor is not certain that one heat pump will be adequate to heat each pool. The only way to be certain is from experience. The cost of a new heat pump starts at \$3,500 to \$4,500 for each unit, not including installation which is \$2,200 to \$2,700 for installation of both units. An Electrician will need to run electricity for the heat pump. Our maintenance person, James will need to pour a concrete pad for the units to sit on.

### **March/April Newsletter:**

Need to include roadside spraying of weeds will take place sometime this spring as weather permits. Visit our website to check the dates of the spraying and ingredients list.

**Treasurers Report:** Treasurer, Tom Jeanes, reported the year-to-date expenses are slightly over budgeted. The areas that need to be watched are the attorney fees and telephone cost. The electricity and propane are significantly under budget. Operation expenses are on track.

The account balances as of January 31, 2021 are: Operating Account \$69,049.01, Debit Card Account \$1,872.49, Capital Reserve Account \$228,817.16, Forest Maintenance Account \$77,305.26, Road Fund Account \$329,758.59, and the Edward Jones Investment Account \$263,955.63.

**Fire Safety Committee:** Kay Campbell, Chairperson for the Fire Safety Committee, mailed out fire safety letters to 14 new property owners and Evaluators have met with these new owners.

Property evaluations will start on June 1, 2021.

Ray Schoenwandt resigned from the Fire Safety Committee effective immediately and is now a Member of the Road Committee.

Members of the road Committee are Bill Campbell, Tom Jeanes, and Ray Schoenwandt.

**Road Committee:** Bill Campbell, submitted the stream bed alteration plan to the Department of Fish & Wildlife which, is necessary to slow the water flow of the creek near the EID pump house so, the culvert pipe can be replaced.

**CC&R Committee:** Cathy Petersen, said that the committee will be doing rounds this week.

Roger DeGray made a motion for a resolution to discuss all the items on tonight’s Agenda. Ray Schoenwandt seconds the motion.

**02-A01 – Exterior Property Rules** – Discussed the revisions to the Exterior Property Rules as submitted. Cathy Petersen made a motion to approve the Exterior Property Rules for the Membership to review before the Board adopts them. Donna Barrese seconds the motion.

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

**02-A02 - Fire Prevention Safety Rules** – Discussed the revisions to the Fire Prevention Safety Rules. Roger DeGray made a motion to approve the Fire Prevention Safety Rules for the Membership to review before the Board adopts them. Cathy Petersen seconds the motion.

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

**02-A03 – Recreation Areas Rules** – Discussed the Recreational Area Rules. Cathy Petersen made a motion to approve the Recreational Area Rules for the Membership to review before the Board adopts them. Roger DeGray seconds the motion.  
M/S/C DeGray/Petersen 5-0 motion carries

**Roger DeGray made a motion to adjourn the meeting. Tom Jeanes seconds the motion.  
Meeting Adjourned at 8:07 pm**