

SIERRA SPRINGS OWNERS ASSOCIATION
Board Meeting Minutes
March 10, 2021

Call to Order: The meeting was called to order at 6:35 pm via Zoom
M/S/C Jeanes/Barrese

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

Approved Agenda:
M/S/C Jeanes/Barrese

Approved Minutes From: February 10, 2021
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: Tom Jeanes made a motion to approve the Consent Calendar. Donna Barrese second the motion
M/S/C Jeanes/Barrese 5-0 motion carries

- Lot # 21-010 Fire Fine stopped on 01.01.2021 Remove \$300 balance, Owner deceased.
- Lot # 22-092 Fire Fine stopped effective 12.01.20. Remove \$300 from account. Balance still owed on account is \$500.
- Lot # 22-067 Previous Owner had a \$200 fire fine on property that was not paid in escrow. Board to write-off \$200.
- Lot # 105 Previous Owners \$40 balance not paid in Escrow. Write off \$40 as bad debt. (Road Dues)

- Lot #3-287 Bank Foreclosure Allied requiring a decision. Board must choose between proceeding to Small Claims Court or paying Allied's fees of \$1,534.90. Proceeding to small claims court will incur more fees on Allied's and SSOA and if Allied cannot collect SSOA will have a higher collection fee balance to pay to Allied. Board agrees to pay Allied's fees of \$1,534.90 and not proceed to Small Claims Court.
- ServPro contract for mold removal.
- Lodge Kitchen Floor replacement.
- Receive bids for roadside vegetation clearance of small trees on non-county maintained roads.

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

- Unit & Lot # 22-153 Property has multiple equipment items. 6 garages - 2 singles; 2 doubles
- Unit & Lot # 21-010 Fire Fine stopped 01.01.2021. Remove \$300 balance. Owner deceased.
- Unit & Lot # 22-092 Fire Fine stopped effective 12.01.20. Remove \$300 in fire fines, account balance is \$500 owed.
- Unit & Lot # 021-027 Owner deceased. Fine balance \$1,600 eff 02.01.2021. Stop fine. Reverse current balance or not?

- Lot # 22-067 Previous Owner did not pay \$200 fire fines in escrow. Need to write-off the \$200 as bad debt.
- Unit & Lot # 105 Previous Owners did not pay \$40 road dues when property was in escrow. Write off \$40 as bad debt. (Road Dues)
- Unit & Lot # 3-287 Bank Foreclosure Allied requiring a decision. Board must choose between proceeding to Small Claims Court or paying Allied's fees of \$1,534.90. Proceeding to small claims court will incur more fees on Allied's and SSOA and if Allied cannot collect SSOA will have a higher collection fee balance to pay to Allied.
- Unit & Lot # 02-118 Proceed with Notice of Default. Collectability Score is high.
- Unit & Lot # 03-232 Proceed with Notice of Default. Collectability Score is high.
- ServPro contract for mold removal in Lodge dining room area
- Bids for Lodge Kitchen Floor replacement.
- Roadside vegetation clearance of small trees on non-county maintained roads.

Open Forum:

Members Les Richards & Mike Reimers would like to thank the Board for revamping the SSOA entrance sign at Sly Park Road and Sierra Springs Drive.

Managers' Report:

- The new Lodge roof & gutters with gutter guards have been installed. The chimney has been removed and made weather tight.
- The HughesNet satellite dish that I use for internet service had to be removed from the roof while the roofers were reroofing the lodge roof. I had a HughesNet technician come out to re-install the dish and found that if we were not in contract any longer with HughesNet, we could go to another provider without being penalized. The technician recommended Net Nation Wide. This service works off the cell tower just outside of Sierra Springs rather than HughesNet's satellite 22k miles away. The download speed is 4.08 mbps and the upload speed is 0.88 mbps. The cost of the router is \$175, and the monthly fee is \$125 with no contract the plan offers 800 gb. They require a 30 day cancellation notice if we are not satisfied with the service. I had the technician speak with our IT guy, Nathan Slemmer and Nathan felt that the service would work out good for our needs. There are some minor maintenance items that Nathan will need to do on our end. The service is faster than HughesNet and it is cost the association \$20 more a month. I have had the service for one week now and I have found that the service is much faster than HughesNet. Again, if we are not satisfied with the service, we can cancel at any time.
- The Sierra Springs sign at Sly Park Road & Sierra Springs Drive has been completed.
- The black berries along the creek in the Meadow have been mowed down and the debris has been mulched up with the flail mower.
- The bathroom faucets at the Lodge & Wisteria Pool were damaged and grimy. James installed new faucets at both locations.
- The concrete pad at the Lodge pool has been completed and ready for the new heat pump units to be placed on them.
- There were 2 storm damaged trees on Sierra Springs Drive that were leaning toward the road. With the Landglide app it was determined that the trees belonged to the Property Owner at Unit

& Lot # 24-189. Contact was made with the property owner notifying him that the storm damaged trees needed to be removed. I brought this item to the attention of the Fire Safety Committee and Les Richards and Mike Reimers went out and measured the property lines and found that the trees are the responsibility of the Association because, they are on the portion of the Non-County maintained roadway. In the meantime, the property owner at Unit & Lot # 24-189 had the trees removed thinking that it was his responsibility to remove them. The cost to remove the trees were \$700. The property owner paid the contractor in full and is asking that the Association reimburse him for the tree removal of \$700.

- James is working on the remaining items in the common areas that were listed on the evaluations.
- Any idea when we could open the playgrounds?

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 collection cost. The electricity and propane are significantly under budget. Operation expenses are on track. AT&T cost are high for the month. Tom will contact AT&T for next year's phone plan. We will need to remember that we are still operating with potential additional Covid-19 expenses for the summer pool staff.

The account balances as of February 28, 2021 are: Operating Account \$57,534.34, Debit Card Account \$1,882.16, Capital Reserve Account \$209,211.27, Forest Maintenance Account \$80,496.23, Road Fund Account \$333,520.25, and the Edward Jones Investment Account \$263,975.50.

Tom also, stated that he will not be reinvesting the Edward Jones investment account since, the funds are going to be used for resurfacing the non-county maintained roadways this May-June.

Fire Safety Committee: See attached report from the Fire Safety Committee.

Road Committee: Ray Schoenwandt, Road Committee person said, the Department of Fish & Wildlife have received our application and we are in the que. No other update was available at the time of the meeting.

CC&R Committee: Cathy Petersen, said additional letters are going out to properties that have CC&R violations. Rounds will take place in the next two weeks.

Roger DeGray made a motion for a resolution to discuss all the items on tonight's Agenda. Cathy Petersen seconds the motion.

03-A01 – Exterior Property Rules – (02-A01) Discussed the revisions to the Exterior Property Rules as submitted. Cathy Petersen made a motion to approve the Exterior Property Rules. Roger DeGray seconds the motion. Ray Schoenwandt abstained from the vote.
M/S/C Petersen/DeGray 4-1 motion carries

03-A02 – Notice of Default – Proceed with Notice of Default on Unit & Lot # 2-118, the Collectability score is high. Cathy Petersen made a motion to proceed with the Notice of Default on Unit & Lot # 2-118. Roger DeGray seconds the motion.
M/S/C Petersen/DeGray 5-0 motion carries

03-A03 – Notice of Default - Proceed with Notice of Default on Unit & Lot # 3-232, the Collectability score is high. Roger DeGray made a motion to proceed with the Notice of Default on Unit & Lot # 3-232. Ray Schoenwandt seconds the motion.
M/S/C DeGray/Schoenwandt 5-0 motion carries

03-A04 – Mold Removal – Discussed bid submitted by ServPro to remove mold in the Lodge dining room area. Roger DeGray made a motion not to exceed \$7,500 to include the mold removal, mold certificate, replace insulation, drywall, texture, & paint. Funds to be deducted from the Capital Reserve Account. Ray Schoenwandt seconds the motion.
M/S/C DeGray/Schoenwandt 5-0 motion carries

03-A05 – Floor Replacement – Discussed bids to replace the Lodge Kitchen floor that was damaged by water. Also, discussed replacing the stair treads going to the restrooms that are old and brittle. Cathy Petersen made a motion to approve the bid submitted by Floors to Go not to exceed \$4,229. Funds to be deducted from the Capital Reserve Account. Roger DeGray seconds the motion.
M/S/C Petersen/DeGray 5-0 motion carries

03-A06 – Purchase of Lodge Heat Pumps – Discussed bid submitted by Western Sierra Pool & Spa to purchase & install 2 new heat pumps at the Lodge pool. Cathy Petersen made a motion to approve the bid not to exceed \$15,000 and to be deducted from the Capital Reserve Account. Roger DeGray seconds the motion.
M/S/C Petersen/DeGray 5-0 motion carries

03-A07 – Electrical Work at Lodge Pool – Discussed the bids to install a 100amp service, two 50 amp 220 volt GFIC's to the new heat pumps. Donna Barrese made a motion not to exceed \$7,000 for this project. Funds to be deducted from the Capital Reserve Account. Ray Schoenwandt seconds the motion.
M/S/C Barrese/Schoenwandt 5-0 motion carries

03-A08 – May 8th Chipping Program – Discussed funds for the chipping program that is for SSOA Members to be held on May 8, 2021. Roger DeGray made a motion not to exceed \$5,000 for the chipping program to be deducted from the Forestry Maintenance Fund. Donna Barrese seconds the motion.
M/S/C DeGray/Barrese 5-0 motion carries

03-A09 – Roadside Spraying – Discussed bid submitted by El Dorado Weed Control to spray portions of the common areas around the Lodge, tennis courts, and non-county maintained roadways. Roger DeGray made a motion to approve the bid submitted by El Dorado Weed Control not to exceed \$4,500 to be deducted from the Road Fund Account. Cathy Petersen seconds the motion.
M/S/C DeGray/Petersen 5-0 motion carries

03-A10 – Large Rounds in 7 Acre Greenbelt – Discussed the large tree rounds that were left behind from the previous contractor. After further discussion, the Board has decided to let the California Conservation Corps, (the CCC) to come back in the fall and burn the large rounds.
Roger DeGray made a motion to have the CCC's burn the large rounds in the fall. Donna Barrese seconds the motion.
M/S/C DeGray/Barrese 5-0 motion carries

Roger DeGray made a motion to adjourn the meeting at 8:25 pm. Cathy Petersen seconds the motion.
M/S/C DeGray/Petersen 5-0 motion carries

List of things to report to Board of Directors

1. County Fire Safe Meeting

new vice chair - Ken Pimiott formerly of Cal Fire

chipping program still suspended needs funding, usually PGE and CalFire

El Dorado County Inspections beginning April 1st not June 1st.

targeted areas are Coloma-Lotus area and upper Sly Park Rd. *NOAL PARK CREEK*

also finishing up from last year.

*GOULD LODGE
LITTLEWOOD - SIERRA*

2. US Forest Service

Shaded fuel breaks along ridge line near Starkes Grade as extension of Hwy 50 project

USFS Stevens grant \$250,000 grant for SS-2 on our CWPP map.

Shaded fuel break along private property that abuts Park Creek in Nation Forest east of Sly Park Rd. From behind Fire Station 18 to Homestead Rd down Sly Park toward Pleasant Valley. (This project was developed by a Registered Professional Forester to provide protection from wildfire in the Park Creek drainage area)

SSRFSC evaluators will be assisting in getting "rights of entry" for treatment of "ladder fuels", "understory", and limbing trees.

3. FREE CHIPPING for Sierra Springs resident starting May 8th. Everyone got a flyer in the mail. This is our first effort to supply free chipping. You must sign up by filling out the form and submitting to Shelly at the office. You will have the option of chips being broadcasted over your property from the roadside, left in a pile for mulch, or removed completely from the roadside. Please note that this differs from the County Fire Safe Council chipping program in that the pile size is no more than 4 feet high by 25 feet long. Since this is a pilot program for us we are limiting this year to one pile.

→ 4. All Common Areas belonging to the Association have been evaluated using criteria found in the Sierra Springs Fire Prevention Rules and Board of Forestry Guidelines. The Common Areas will be evaluated annually after the winter storms have subsided and prior to our residential evaluations commencing. This has been June 1 of each year. This date was chosen to coincide with the new county ordinance 5101 last year. Annual grasses also need treatment by June. Note: this is a full two months after the county folks will be canvassing other areas this year.

Common Area Priorities were assigned as follows:

1. Lodge and Meadow area - most used by HOA members. (pool, Lodge for yoga, meetings, daily drive through by residents.) More importantly, Cal Fire and El Dorado County Fire have reviewed this area as a possible "TRA" in event of a wildfire in our area. TRA is a temporary refuge area for trapped evacuees, a staging area for First Responders, and possible helicopter landing area. CCC's were here in January to cut dead trees, thin and limb up trees, burn slash and reduce fuels around the Lodge. Invasive berry bushes were mowed by our maintenance person using the flail mower along the seasonal drainage area near the Lodge. CCC's have removed understory and fuels from the property that is nearest homes

along Shooting Star and Johnnytuck Ct. Downed dead trees on the hillside still remain and will need treatment. Access to the dead tree is questionable except on foot.

2. 4 Acre common area bordered by Lupin and Columbine needed grasses mowed, trees limbed up, and a large tree that was felled by PGE removed. The tree is cut into 6 foot sections with a significant girth, is isolated from other ground fuels other than annual grasses. Access to this tree for removal can be gained off of Columbine. Vegetation treatment is in progress by our maintenance person. Cut limbs in small piles were observed on our last walk through on 2/26/2021.

3. 7 acre common area bordered by Lupin, Sierra Springs, and Buttercup. Cut, bucked up rounds are present at the bottom of and along the drainage. A cluster of approximately 30 were observed behind the houses near the intersection of Sierra Springs and Buttercup. They are isolated from any fuels that would provide ignition. Access to this area is limited to foot traffic. Tree limbs along the drainage were treated by the CCC's and slash in the drainage was burned by Fire Safe Council personnel back in Sept. The Association access corridor next to 5765 is partially blocked by downed logs just off the shoulder of Sierra Springs Drive. These logs are isolated from surface fuels that would provide ignition but should be treated. These logs have easy access off the shoulder of the road.

The area on the western boundary of the 7 acre common area consists of stumps and debris embedded in erosion soils. Again, they are isolated and partially embedded in soil. The stumps are in various stages of deterioration and appear to have been placed or dumped there some time ago. Removal or treatment is questionable. Access is limited other than on foot. The embedded stumps in the soil meet standards expressed in the Board of Forestry guidelines.

4. Empty lot at the corner of Wisteria and Pennyroyal. Logs cut and left on the property

5. 5 acre common area commonly known as the "lost 5". Trees need to be limbed up, dead and downed trees are present on both sides of Clear Creek that runs through the common area. Invasive berry bushes are consuming the level ground between the running creek and the walking trail. The steep terrain from the creek to the boundary behind Daisy Circle has minimal surface debris and the trees have been limbed.

In summary, the 7 acre and lost 5 present challenges in access with mechanized equipment for treatment. Access on foot to these areas presents another set of challenges with getting tools and equipment into the area.

Evaluations with photos have been submitted to the board.

6. El Dorado Disposal has changed there approach to unlimited curbside pick up. Plastic bags are no longer acceptable for green waste. Vouchers sent in the mail may be used for spring and fall curbside collection. Each voucher may be used for collection of up to 30 compostable paper bags no larger than 40 gallons and not weighing more than 50 lbs. Another change is that you have to call ahead for the service (503) 626-4141. You must attach the voucher to the bags. Check www.eldoradodisposal.com for more info. Just FYI, El Dorado Disposal provides up to 4 carts in any combination of Trash, recycle, and green waste. Additional green waste carts are available at \$5.00 every two months.

6. CalFIRE has release an informational brochure on Fuel Reduction. It can be located at ready for wildfire.org or www.Fire.ca.gov. It is a 26 page description of Cal Fires statewide vegetation treatment program. A good read for all to see.

7. FireWise.org for new residents- certificate for insurance

8. Finally, Defensible Space Evaluators are available to meet with you to assess your property, and share resources to help you with defensible space, home hardening, and evacuation. Contact the Association office, provide your contact information, and we will get in contact with you.