

SIERRA SPRINGS OWNEERS ASSOCIATION
Board Meeting Minutes
August 11, 2021

Call to Order: The meeting was called to order at 6:36 pm via Zoom
M/S/C DeGray/Petersen

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

Approved Agenda:
M/S/C Petersen/DeGray

Approved Minutes From: July 14, 2021
M/S/C DeGray/Petersen 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: Cathy Petersen made a motion to approve the Consent Calendar. Roger DeGray seconds the motion. 5-0 motion carries

- Impose Fire Fines of \$100 per month effective September 1, 2021 on the following Unit & Lot numbers: 1-101, 3-238, 3-255, 4-327, 4-352, 25-240 & 25-238.
- Impose CC&R Fine of \$100 per month effective September 1, 2021 on Unit & Lot 2-173
- Purchased one Cub Cadet 46" riding mower with a double bagger in the amount of \$3207.91.
- Purchased one self-propelled mower for the Wisteria pool in the amount of \$540.59.
- Emergency tree removal of a Large Oak tree & one Pine tree that fell into the lawn area at the Lodge pool. A-Team Tree Service removed the trees chipped the brush and cut the wood into rounds in the amount of \$4,000.
- Contractor bids for Fire Prevention required clean-up in Sierra Springs Common Area not to exceed \$50,000.
- Due to it getting darker earlier, both pool hours will change. Pools will open at 9am and close at 6pm effective September 7th. Both pools will close for the season on September 12th at 6pm.
- Sierra Springs will offer a free chipping program to their members. The estimated cost for this service not to exceed \$2,500. A Contractor, time & date to be determined.
- Reverse Fire Fines that were to begin August 1, 2021 for the following Unit & Lot numbers: 2-126, 25-241, 3-241, 1-058, 2-128, 23-169, 4-335, 1-070, 2-147, 25-220, 1-147, 1-149, 1-030 & 4-364.

Executive Meeting: Was held on Wednesday, August 4, 2021 at 6:30 pm at the Lodge.

- Fire Fines \$100 per month, effective September 1, 2021
- 01-101, 03-238, 03-255, 04-327, 04-342, 04-352, 25-240 & 25-238
- Impose CC&R fence violation on Unit & Lot 2-173
- Reviewed several Architectural applications on Unit & Lot number 4-305
- Collections – continue to pursue a Lien & Hold on Unit & Lot number 3-238
- Update on CC&R Violations on Unit & Lot 25-224
- Floor-to-Go-update on Lodge Stairs
- Purchase of Lawnmowers
- Lodge \$4,000 tree removal
- Contractor bids for trenching line & conduit to tennis courts
- Bid to resurface the tennis courts
- Fire prevention required cleanup in Sierra Springs Common Areas.
- Pool Monitors, hours of operation & closure date for season
- Free Chipping program for Sept
- Update on Electrical panel upgrade,
- Update on acquiring title on Unit & Lot 3-219 & 4-311
- Reverse fines that were to begin 08/01/2021 for the following: 02-126, 25-241, 03-241, 01-058, 02-128, 23-169, 04-335, 01-070, 02-147, 25-220, 01-147, 01-149, 01-030 & 04-364.

The Board of Directors had an Executive Meeting with the property owners of Unit & Lot # 25-224 to discuss disciplinary action imposed on them. The meeting was held on August 11, 2021 at 6:00 pm via Zoom. This meeting was requested from the property owners in question.

Board Members present during the meeting: Roger DeGray, Cathy Petersen, Donna Barrese & Jessikah Cummings. Ray Schoenwandt was not present for this meeting.

OPEN FORUM: A Member presented to the Board the possibility of installing a Disc Golf course in the Meadow. The cost for this course would be roughly \$5,000. There is very little maintenance required of the course. The metal poles are removable in the event we need to use the Meadow for a gathering place in case of an emergency. The Board would like to see additional information and actual hard cost of the course. The member will present additional information by the next Board meeting.

**Managers' Report submitted by Shelly Thompson,
*August 11, 2021***

- The Lodge parking lot and portions of the non-county maintained roadways have been striped.

Treasurers Report: Treasurer, Jessikah Cummings

Checkbook Balances as of July 31, 2021

OPERATING FUNDS:	\$56,712.39
DEBIT CARD:	\$3,104.74
CAPITOL RESERVES:	\$153,689.55
FOREST MAINTENANCE RESERVES:	\$90,157.24
ROAD RESERVES:	\$81,175.40
<u>ROAD RESERVES EDWARD JONES:</u>	\$113,482.72
TOTAL:	\$498,322.04

Fire Safety Committee: Fire Safety Committee Chairperson, Kay Campbell reported that the shaded field break & SS2 project will not start until the weather cools down. Getting bids to clear the common areas. Work needs to be done as soon as possible.

Road Committee: Bill Campbell, Chairperson for the Road Committee stated the road work that was recently done on our non-county maintained roadways broke a waterline on Bordia Court. El Dorado Irrigation (EID) has been out to repair the water line. Bill stated that the repair work that EID did on the road surface is not up to par so, he will contact EID to correct the asphalt.

CC&R Committee: Cathy Petersen, stated the CC&R Committee is fining a member who has a bamboo fence. The Board will be discussing amending the SSOA Exterior Rules at tonight's meeting prohibiting Bamboo fencing because they are highly flammable.

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.

08-A01 - Ice Cream Social – Discussed the Ice Cream Social that is scheduled for Saturday, August 14th at the Wisteria Pool from 11 am – 2 pm. The Board will be in attendance and volunteers are welcomed.

08-A02 – Acquiring Title - Discussed acquiring title of deceased owners properties. Ray Schoenwandt said that he would submit a process so the Board could acquire the vacant lots that been in collections for several years and have fire issues. This item will carry over to the September Board Meeting.

08-A03 – Amendment SSOA Rules – Discussed amending the Disciplinary Action Policy, Exterior Property Rules & the Fire Safety & Prevention Rules. Cathy Petersen made a motion to adopt the amended Disciplinary Action Policy, Exterior Property Rules & the Fire Safety & Prevention Rules. Roger DeGray seconds the motion. These amended documents will be mailed out to the membership as soon as possible for their review and feedback.

08-A04 – American Pavement Systems – Discussed post sweeping of the slurry seal on non-county maintained roads. Cathy Petersen made a motion to approve the post sweeping of non-county maintained roads in the amount of \$2,600. Roger DeGray seconds the motion.
M/S/C Petersen/DeGray 5-0 motion carries

08-A05 – Impose Fire Fines – Impose Fire Fines of \$100 per month effective September 1, 2021 on the following Unit & Lot #'s 02-120, 02-132, 02-167 & 04-321. Roger DeGray made a motion to impose a fire fine of \$100 per month effective September 1st, 2021 on 02-120, 02-132, 02-167 & 04-321. Ray Schoenwandt seconds the motion.

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

08-A06 – Capital Expenses 2022 Budget – Discussed upgrading the Lodge electrical panel from a 200 amp service to a 400 amp service, trenching, security cameras, card reader at the tennis court, lighting, resurfacing the tennis courts & creating a basketball court, and remodeling the Wisteria restrooms. This item will need to be carried over to future meetings once bids have been acquired.

Roger DeGray made a motion to adjourn the meeting. Jessikah Cummings seconds the motion.

Meeting Adjourned at 7:45 pm

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