

SIERRA SPRINGS OWNERS ASSOCIATION
Board Meeting Minutes
October 13, 2021

Call to Order: The meeting was called to order at 6:30 pm via Zoom & at Lodge.
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 DeGray/Petersen

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: Roger DeGray made a motion to approve the Consent Calendar items as listed.
Cathy Petersen seconds the motion.
M/S/C DeGray/Petersen 5-0 motion carries

- Stop fire fines 09.01.2021 on Unit & Lot #'s 2-132, 4-327 & 3-255
- Stop fire fine 08.01.21 and reverse \$100 fire fine on Unit & Lot #2-173
- Impose Fire fine on Unit & Lot #25-223 effective 11.01.21
- Authorization to proceed with Notice of Default on APN 077-290-027-000
- Contact a Real Estate Attorney to proceed with foreclosure on Unit & Lot # 3-219
- Contact Real Estate Attorney to proceed with collecting ingress/egress money for the 3 properties on Shooting Star Road that have not paid into the Road Fund.
- A-Team Tree Service bid to remove several pine trees at the Wisteria Pool and one large dead pine tree at Lodge in the amount of \$1,300 to be deducted from the Forest Maintenance account.
- Bid to upgrade the Wisteria Sub Panel, Electrical outlets & install new lighting inside pool shed. Bid submitted by Pappas Energy in the amount of \$1,957.34 to be deducted from the Capital Reserve Account.

- Bid submitted by Pappas Energy in the amount of \$1,109.58 to replace main breaker in the Service Panel and relocate pool sub panel to accommodate demolition of pool shed.

- Purchase of 4 new truck tires for the Association truck to be purchased from Costco not to exceed \$1,250
- Bid submitted by A-Team Tree Service to trim several dead branches in the Oak trees & Pine Trees around the Lodge, campgrounds & playground not to exceed \$8,000.
- Bid submitted by Kingsley Grinding in the amount of \$11,200 to be deducted from the Forest Maintenance Account to clean-up the 7 Acre Common Area.
- \$1,500 additional funds needed for the SSOA Halloween Event.

Executive Meeting: Was held on Wednesday, October 6, 2021 at 6:30 pm via Zoom and at the Lodge.

Items of discussion:

- Stop fire fines 09.01.2021 on Unit & Lot# 2-132, 4-327 & 3-255
- Stop fire fine and reverse back to 08.01.2021 on Unit & Lot #2-173
- Impose Fire fine on Unit & Lot #4-342
- Impose Fire fine on Unit & Lot #25-223
- Authorization to proceed with Notice of Default on APN 077-290-027-000
- Collections
- Shooting Star non-paying members
- 2022 Budget
- 2022 Dues and Dues Allocation
- Current Pest Control Company has lost the set of keys to the lodge.
- A-Team Tree Service bid to remove several pine trees at the Wisteria Pool and one large dead pine tree at Lodge.
- Bids to replace the Wisteria Pool Shed
- Bid to upgrade the Wisteria Sub Panel, Electrical outlets & install new lighting inside pool shed
- Bid to clean-up the Service Panel at the Wisteria Pool

- Discussed maintenance person cleaning the roof at the Lodge & Wisteria Pool buildings.
- Association Truck needs truck tires - review quotes for 4 new tires
- Bid for Snow Plowing & Sanding - Contract for 2021 – 2022 submitted by The Sandman
- Bids to trim dead branches in the Oak trees around the Lodge, campgrounds & playground.
- Fire Evacuation Tips – Collecting feedback from Members at Board meeting
- Bids for 7 Acre Clean-up
- Bids for 5 Acre Clean-up
- Common Areas – Member access and usage (Rules?) discuss liability
- Browning Reserve Study
- Cost & tasks for Halloween Event

APPROVE MINUTES FROM: August 11, 2021 & September 8, 2021

OPEN FORUM: Member Larry Koepke presented to the Board a 9 whole disc golf course in the Meadow. At a previous meeting Larry provided some of the cost for the baskets and the equipment to place the baskets in the Meadow. The Board would like a break-down of exactly what is needed with material and installation costs. Larry said that he handed out printouts of the costs at the previous meeting. The information was not on an excel spreadsheet, they were printouts from various websites.

The Board will look into the information that was presented and report their findings at the next meeting.

Manager's Report: None

Treasurers Report: Treasurer, Jessikah Cummings

Checkbook Balances as of September 30, 2021

OPERATING FUNDS: \$29,555

DEBIT CARD: \$2,517

CAPITOL RESERVES: \$158,811
FOREST MAINTENANCE RESERVES: \$78,807
ROAD RESERVES: \$94,775

ROAD RESERVES EDWARD JONES: \$113,483

TOTAL: **\$477,949**

Treasurer, Jessikah Cummings reported the Road Fund currently has a balance of \$208,257. A review of the September 2021 monthly financial statements had no surprises. YTD income and expenses are on target and budget. While preparing the 2022 budget it was determined that some of the expenses were coded to the incorrect GL accounts. Most of these transfers involved moving expenses, such as website and security expenses out of Office Expenses and into the appropriate expenses GL line item.

Fire Safety Committee: Kay Campbell, Chairperson for the Fire Safety Committee, reported that the chipping program funded by El Dorado County Fire Safe Council will start when weather permits. If Members are interested in the County's chipping program, they need to apply for the program online at www.edcfiresafecouncil.org

SS2 Grant money is on hold until the US Forestry provides the necessary reports.

Evaluator, Les Richards is following up on 12 properties for fire safety issues.

Road Committee: None

CC&R Committee: Cathy Petersen with the CC&R Committee, reported there are 21 properties that are currently receiving letters for various CC&R violations.

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

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

10-A01 – Fire Compliance – Member at Unit & Lot #02-138 would like her property re-evaluated by the Fire Safety Committee and remove fire fine of \$100 from her account. Cathy Petersen made a motion to stop the fire fine on Unit & Lot # 02-138. Ray Schoenwandt seconds the motion.

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

Roger DeGray made a motion to remove the fire fine of \$100 from Unit & Lot #02-138. Ray Schoenwandt seconds the motion. M/S/C DeGray/Schoenwandt 4-1 motion carries, Cathy Petersen voted No to removing the fire fine of \$100 from the Members account.

10-A02 – 4 Acre Greenbelt – Member would like the downed cedar tree log in the 4 acre greenbelt left where it is located and not removed. The log was not removed and remains where it sits.

10-A03 – Fire Fine – Discussed fire fine imposed on Unit & Lot # 02-167. Cathy Petersen made a motion to suspend fire fines effective 11.01.21 on Unit & Lot # 02-167. Jessikah Cummings seconds the motion.

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

10- A04 – 2022 Budget – Reviewed the 2022 Budget as presented. Treasurer Jessikah Cummings reviewed the 2022 Budget. After further discussion, Cathy Petersen made a motion to approve the 2022 Budget as presented. Jessikah Cummings seconds the motion.

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

10-A05 – 2022 Dues and Dues Allocation – Discussed the 2022 dues and the allocation of dues. Roger DeGray reviewed the allocation in dues and stated that there will not be an increase in membership dues for 2022. The allocation of dues are as follows:

Members paying \$160 a quarter their allocations are, \$103 to Operating Account, \$22 to Capital Reserve Account, \$15 to Forest Maintenance Account & \$20 to Road Fund Account.

Members paying \$180 a quarter their allocations are, \$103 to Operating Account, \$22 to Capital Reserve Account, \$15 to Forest Maintenance Account and \$40 to Road Fund Account. Non Members who utilize our non-County maintained roads “Ingress/Egress” pay \$40 Quarterly into the Road Fund Account.

Roger DeGray made a motion to approve the 2022 dues and 2022 allocation of dues. Ray Schoenwandt seconds the motion.

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

10-A06 – Browning Reserve Study – The Browning Reserve Study was not available at the time of this meeting. This item will be carried over to the next Board meeting.

10-A07 – Wisteria Pool Shed – Discuss bids to replace Wisteria Pool Shed. Bids were not available at the time of this meeting. Carry this item over to the next Board meeting.

10-A08 – Snow Plowing & Sanding Contract – Reviewed bid submitted by The Sandman for snow plowing & sanding of non-county maintained roadways for 2021 – 2022. Roger DeGray Made a motion to approve the Sandman’s contract as presented for 2021 2022. Jessikah Cummings seconds the motion.

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

10-A09 – SSOA Halloween Event – Discussed increasing additional funds for the SSOA Halloween Event. Cathy Petersen made a motion approving an additional \$1,500 for the SSOA Halloween event. Roger DeGray seconds the motion.

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

Roger DeGray made a motion to adjourn the meeting. Cathy Petersen seconds the motion.

Meeting Adjourned at 8:56 pm

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

