

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

**Call to Order:** The meeting was called to order at 6:32 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:** Cathy Petersen made a motion to approve the Consent Calendar items as listed.  
Roger DeGray seconds the motion.  
M/S/C Petersen/DeGray 5-0 motion carries

- Grant an extension until 01.01.22 on Unit & Lot # 02-173 to remove existing Bamboo fence and replace with another non-flammable material.
- Impose CC&R fine on Unit & Lot #04-305 for Bamboo fencing. *Cathy Petersen noted that this item can be removed from the Consent Calendar since the Bamboo fencing has been removed.*
- Authorization to proceed with Notice of Default on APN 077-243-017-000 (Unit & Lot # 03-293)
- Unit & Lot # 21-024 Fire Fine effective 11.01.2020. Paid \$800 of fines. Balance on 10.31.2021 = \$200. Progress being made, Stop fine & remove \$200 fine balance.

**Executive Meeting: Was held on Wednesday, November 3, 2021 at 6:30 pm via Zoom and at the Lodge.**

Items of discussion:

- CC&R Violation on Unit & Lot # 04-352
- CC&R Violation for a Bamboo Fence on Unit & Lot # 02-173
- CC&R Violation for a Bamboo Fence Unit & Lot # 04-305
- Authorization to Proceed with Notice of Default on Unit & Lot # 03-293
- Unit & Lot # 21-024 Fine eff 11.01.2020. Paid \$800 of fines. Balance on 10.31.2021 = \$200. Progress being made, Stop fine & remove \$200 fine balance.
- Supporting complaints from SSOA 'non-members' neighbors within our neighborhood.
- Browning Report

**APPROVE MINUTES FROM: October 13, 2021**

Roger DeGray made a motion to approve the October 13, 2021 Minutes as presented. Cathy Petersen seconds the motion.

M/S/C DeGray/Petersen 5 – 0 Motion carries

**OPEN FORUM:** Members Randy & Lillian Kennedy and Member Ken Inman opposed the amendment to the Fire Safety Rules as it has been presented. They did not like that a Board could instruct a Fire Safety Evaluator to come onto a members property and evaluate your property without permission from the property owner and the Board could have the ability to hire a Contractor to clean-up the property making it Fire Safe and charge it back to the property owner. The Board explained there is a process before the Evaluator could come onto a property. Several notices are mailed to the property owner stating what will happen if they did not contact the Association or bring their property into compliance with the SSOA Fire Safety & Prevention Rules by a specific date. It was also mentioned that the amended Rule was for vacant or abandon homes. Members in the audience wanted that verbiage in the proposed Rule to specifically state “Vacant Lots & Abandon Homes”. The Board agreed to add the specific language to the Fire Safety Rule.

Member Matt Jones addressed the Board about a neighbor who received approval from the Architectural Committee to park their trailer on their property that is blocking his view. The member wanted the neighbor to relocate the trailer somewhere else on their property out of his view or move it off site to a storage facility. After further discussion, the Board said that they would review the application and see if there is another area to place the boat on the property in question.

**Manager’s Report: None**

**Treasurers Report:** Treasurer, Jessikah Cummings

Checkbook Balances as of November 30, 2021

OPERATING FUNDS:	\$47,827
DEBIT CARD:	\$3,679
CAPITOL RESERVES:	\$159,638
FOREST MAINTENANCE RESERVES:	\$80,196
ROAD RESERVES:	\$94,775
<u>ROAD RESERVES EDWARD JONES:</u>	\$113,483
<b>TOTAL:</b>	<b>\$507,898</b>

Treasurer, Jessikah Cummings reported the Road Fund currently has a balance of \$216,556. The October 2021 monthly financial statements show our YTD income and expenses to be on target and within Budget.

The Halloween event cost in total \$2,190 however, a majority of the decorations bought this year will be used for future Halloween events.

**Fire Safety Committee:** Kay Campbell, Chairperson for the Fire Safety Committee, reported that the renewal for the Fire Wise Certificate for 2022 was approved.

Evaluator, Les Richards, from the SSOA Fire Safety Committee reviewed his report. See attached report.

**Road Committee:** None

**CC&R Committee:** None

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

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

**11-A01 – Browning Reserve Study** – Roger DeGray reviewed the Browning Reserve Study to Members in the audience that may not be familiar with the annual study. After further discussion, Cathy Petersen made a motion to approve the Browning Reserve study as presented. Ray Schoenwandt seconds the motion.

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

**11-A02 – Adopt Amended Rules** – Reviewed the latest Fire Safety Rules, Exterior Rules, and Disciplinary Action Policy. Roger DeGray made a motion to approve the rules with a change in the language on the Fire Safety Rules to include “Vacant Lots & Abandoned Homes”.

Cathy Petersen seconds the motion.

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

**11-A03 – Mandatory Mailer** – Discussed the Mandatory Mailer that will be mailed out in November.

**11-A04 – Disc Golf Course** – Discussed installing a Disc Golf course in the Meadow. Members Don & Laurie Jongsma and Member Becky Wells were against the Board voting on spending Association funds on a Disc Golf Course in the Meadow. They had concerns that people outside the Association that are not members will use the course. That trash will be left behind from Disc Golf users and the sense of peace would be interrupted by people playing the game since, their properties boarder the Meadow.

The Board would like to revisit the Disc Golf Course configuration before making a decision. This item will be carry overed to the next Board meeting.

**11-A05 – Remove Fine** – Remove CC&R fine on Unit & Lot # 04-352. Cathy Petersen made a motion to remove this item from the agenda since the property meets criteria. Donna Barrese seconds the motion.

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

**11-A06 – Impose Fire Fine** – Discuss imposing Fire Fine on Unit & Lot # 25-223. Cathy Petersen stated that this item should be removed form the agenda since it is already being fined.

**11-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.

**11-A08- Halloween Spooktacular** – Discussed the total cost of event, getting plaques to Fire Fighters & First Responders, how to share the video with Fire Fighter & First Responders, and the hits & misses for next year's event.

**Roger DeGray made a motion to adjourn the meeting. Ray Schoenwandt seconds the motion.**

**Meeting Adjourned at 8:15 pm**

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

