

**SIERRA SPRINGS OWNERS ASSOCIATION**  
**Board Meeting Minutes**  
**December 8, 2021**

**Call to Order:** The meeting was called to order at 6:34 pm via Zoom & at Lodge.  
M/S/C DeGray/Petersen

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

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

**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 4-0 motion carries

- Stop and remove fine back to 06.01.21 on Unit & Lot # 01-016, balance as of 12.01.21 is \$1,000.
- Stop and remove fines back to 06.01.21 on Unit & Lot # 04-301 balance as of 12.01.21 is \$1,600.
- Stop and remove all fines on Unit & Lot # 001-101
- Reinstate fire fine on Unit & Lot # 004-352 effective 09.01.21 (actually 11.01.21), incorrectly removed fire fine, thinking it was a CC&R violation.
- Correct for the record: When fine was reversed on Unit & Lot # 03-240 it was stated on all agendas and Board Meeting Minutes incorrectly as #03-241.
- Correct for the record: When fine was reversed on Unit & Lot # 01-049 it was stated on all agendas and Board Meeting Minutes incorrectly as #01-149.
- Correct for the record: When fine was reversed for Unit & Lot # 01-047 as it was stated on all agendas and Board Meeting Minutes incorrectly as # 01-147.
- Disciplinary Action for fire fuels effective 01.01.22 on Unit & Lot # 01-066.
- Disciplinary Action, effective 01.01.2022, for CC&R violations Lot #03-287.

**Executive Meeting: Was held on Wednesday, December 1, 2021 at 6:30 pm via Zoom and at the Lodge.**

Items of discussion:

- Bank Account Balances: Move most of Road Fund money to Edward Jones. Too much in Enterprise Bank.
- Stop and remove fine back to 06.01.2021 for Unit & Lot #01-016 Balance as of 12.01.2021 is \$1,000.
- Stop and remove fines back to 06.01.2021 for Unit & Lot #04-301 Balance as of 12.01.2021 is \$,1600.
- Stop and remove all fines for Unit & Lot # 001-101
- Collections.

- Reinstate Fire Fine for Unit & Lot # 004-352eff 09.01.2021 (actually 11.01.2021), Incorrectly removed Fire Fine, thinking it was CC&R violations.
- Fire Safety Committee has requested the board exercise its right to enter the vacant Unit & Lot #04-334 to clean it for fire fuels.
- Correct, for the record: When fine was reversed for Unit & Lot #03-240 it was stated on all agendas and Board Meeting Minutes incorrectly as #03-241.
- Correct, for the record: When fine was reversed for Unit & Lot #01-049 it was stated on all agendas and Board Meeting Minutes incorrectly as #01-149.
- Correct, for the record: When fine was reversed for Alexander at Unit & Lot #01-047 as it was stated on all agendas and Board Meeting Minutes incorrectly as # 01-147.
- Disciplinary Action for Fire Fuels on Unit & Lot #01-066
- CC&R Disciplinary Action for Bamboo Fence on Unit & Lot # 02-174
- Unit & Lot #03-287, December 1, 2021 hearing.
- Ingress/Egress Properties
- Discuss pursuing legal action on Unit & Lot #3-219
- Unit & Lot # 2-155 - Trailer Parking on County Road
- Disc Golf proposal
- Neighborhood Watch - potential cost to SSOA.

**APPROVE MINUTES FROM: November 10, 2021**

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

M/S/C DeGray/Cummings 4 – 0 Motion carries

**OPEN FORUM:** None

**Manager’s Report:** None

**Treasurers Report:** Treasurer, Jessikah Cummings

Checkbook Balances as of November 30, 2021

OPERATING FUNDS: \$30,301.231

DEBIT CARD: \$2,912.80

CAPITOL RESERVES: \$162,199.15

FOREST MAINTENANCE RESERVES: \$83,387.89

ROAD RESERVES: \$111,371.47

ROAD RESERVES EDWARD JONES: \$113,482.72

**TOTAL:** **\$503,655.35**

**Fire Safety Committee:** Kay Campbell, Chairperson for the Fire Safety Committee, reported that the chipping program is now available through El Dorado County Fire Safe Council. Applications are available on their website at [www.edcfiresafecouncil.org](http://www.edcfiresafecouncil.org)

Evaluator, Les Richards, stated there was reports through the El Dorado County Sheriff’s Department that two men have been arrested for the Caldor Fire.

Les also mentioned that Mountain Enterprise is taking down dead trees within our complex. They are chipping the slash and leaving the trunks of the trees.

**Road Committee:** Road Committee Chairperson, Bill Campbell spoke to Members in the audience informing them that the culvert pipes on the non-county maintained roads that the association is responsible for are failing. Repairs to 5 of the culverts have been repaired with concrete cloth. The culvert by the EID pump house is scheduled to be replaced once the water level is where it needs to be for the replacement of the culvert. The smaller culvert pipes cannot be repaired with the concrete cloth, they will need to be replaced.

**CC&R Committee:** Cathy Petersen said 23 properties were added to the CC&R violation list and 9 properties were removed from the list since their properties now meet criteria.

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 4-0 motion carries.

**12-A01 – Transfer of Funds** – Discussed transferring \$100k from the Road Fund Account into the Edward Jones Investment Road Fund Account. Cathy Petersen made a motion to transfer \$100k from the Road Fund Account into the Edward Jones Road Fund Account. Jessikah Cummings seconds the motion. M/S/C Petersen/Cummings 4-0 motion carries

**12-A02 – Naming Individuals** – Discussed naming individuals in Board Meeting Minutes. Cathy Petersen said that Davis Stirling provides guidance to board of directors in all areas of community association law in California. Davis Stirling states that you can refer to members names in the board meeting Minutes if they address the board. However, Davis Stirling suggest that members names are not mentioned in the Minutes. You can use the APN, Unit/Lot #, etc. Cathy Petersen made a motion to not include members names in the Minutes. Ray Schoenwandt seconds the motion. Roger DeGray & Jessikah Cummings opposed. Since Donna Barrese was not in attendance there was a tie vote. Roger DeGray made the final vote to include members names in the Minutes. M/S/C DeGray/Cummings 2-2 motion carries tie vote goes to Rogers vote.

**12-A03 – Facebook** – Discussed interactions and notices that are posted on Sierra Springs Watch Facebook page. Cathy Petersen believes that Sierra Springs Watch Facebook page should be for Members and Tenants of the Association should not be open to anyone that wants to join. Cathy would also like the questions that are asked of newcomers should be changed as well. Roger DeGray feels that members and non-members should be allowed to be on the Sierra Springs Watch Facebook page. Member Luke Kruger said with his experience working in law enforcement that the Sierra Springs Watch Facebook page should be for Members only. Allowing non-members could allow criminal activity into the association. After further discussion, Cathy Petersen made a motion to remove non-members from the SS Watch Facebook page and keep SSOA members and tenants on the SS Watch Facebook page. Also, change the questions that are asked before someone can join the page. Delete the older SSOA Facebook page and keep the Sierra Springs Watch page. Ray Schoenwandt seconds the motion. M/S/C Petersen/Schoenwandt 4-0 motion carries

**12-A04 – Disc Golf Course – (11-A04)** Discussed installing a Disc Golf course in the Meadow. Member Don & Lauri Jongsma feel that the proposal disc golf course would bring non-members into Sierra Springs to use the disc golf course. Don has concerns with people leaving trash in the area, playing loud music and the consumption of alcohol. Don was also not in favor of spending money on the course and the maintenance that is involved in keeping the course up.

Member Bob St. Amour opposes the disc golf course in the Meadow because of the consumption of alcohol, smoking, increase in fire danger, trash left in area, and who will monitor the use of the disc golf course and the hours of operations. Bob also mentioned that there are three disc golf courses within our County and not too far of a drive.

Member Luke Kruger voiced his concerns about non-members coming into the area. There is no plan for a restroom in the area for disc golf users, people will be venturing onto members private property to go to the bathroom. He is also concerned about the consumption of alcohol, smoking marijuana, cigarettes, and leaving trash in the Meadow.

Ray Schoenwandt said that he spoke with Doug Venable today about disc golf course project. He stated that although the springs are in their watershed, they have no authority over the project unless we were going to alter or block water flow into clear creek. He referred me to the El Dorado County Water Quality Board since, they may have an issue with any project around a natural spring that could affect water quality. Ray went on to say that he contacted the Water Quality Board and spoke with their director (who is a disc golf fan), he stated that unless we were going to affect water quality there was no issue with the course. He did not see the disc golf course as having a water quality issue. However, he stated that we needed to discuss this project with the County Planning department since they may have an interest in this project since it is changing the use of the land and may require plans to be submitted for approval. I called the Planning Department, and they want to discuss this project with me, so I scheduled a call back from them. Otherwise, we can go into the County Planning department submit plans with a parcel number. I would rather ask if anything is required first, then spend the time making a written plan and finding out I did not need it.

Member Genevieve Scheid joined the meeting via Zoom. She was in favor of the disc golf course in the Meadow. She stated that she has used several disc golf courses and there were no problems with trash, alcohol consumption and smoking marijuana or cigarettes. She felt that the course would be good for members and their guest.

Member Tiffany Vela joined the meeting via Zoom. Tiffany said that she would like to have the disc golf course in the Meadow. She thought that the course would be fun for families.

Member Larry Koepke said that he was the member who brought this idea up to the Board and he helped with Gold Ridge Forest disc golf course, and he has not had any issues with course users at Gold Ridge. Larry said to the members in the audience that not all course users drink and smoke marijuana and leave trash behind.

After further discussion, Roger DeGray said the Board is not able to make a decision until we hear back from the El Dorado County Building Department. This item will need to be carried over to the Board meeting.

**12-A05 – Pioneer Power or PG&E –** Discussed opting out of Pioneer Power or continue to stay with PG&E. After further discussion, Roger DeGray made a motion to opt out of Pioneer Power and stay with PG&E. Ray Schoenwandt seconds the motion.  
M/S/C DeGray/ Schoenwandt 4-0 motion carries

**12-A06 – Wisteria Pool Shed – (10-A07) & (11-A07)** Discussed bid to replace damaged siding and replace roof on the existing Wisteria Pool Shed. Roger DeGray made a motion approving the bid submitted by Pappas Energy in the amount of \$10,500. Jessikah Cummings seconds the motion. M/S/C DeGray/Cummings 4-0 motion carries

**Roger DeGray made a motion to adjourn the meeting. Cathy Petersen seconds the motion.**  
**Meeting Adjourned at 8:29 pm**  
M/S/C DeGray/Petersen 4-0 motion carries