

SIERRA SPRINGS OWNERS ASSOCIATION
Board Meeting Minutes
April 13, 2022

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, and Cathy Petersen, Vice President. Jessikah Cummings, Treasurer, and Donna Barrese, Secretary attended via Zoom.
Ray Schoenwandt, Director had an excused absent.

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 remove fire fine on Unit & Lot #4-328 effective May 1, 2022 in the amount of \$100 since property now meets criteria. Roger DeGray seconds the motion.*

M/S/C Petersen/DeGray 4-0 motion carries

- Stop CC&R Fine effective March 1, 2022 on Unit & Lot # 03-287. Leaving a balance due of \$200 for Jan & Feb 2022 in CC&R fines.
- Contract with Surveyor, Bob Olson to survey the Wisteria Pool property in the amount of \$850.
- Purchase fencing around Lodge pool heat pumps in the amount of \$1,100.
- Stop Fire Fine effective March 1, 2022 on Unit & Lot # 021-003. Leave remaining balance on account that is due to SSOA.
- Impose Fire Fine on Unit & Lot # 04-328 effective May 1, 2022 in the amount of \$100 per month until the property meets criteria.

Executive Meeting: Was held on Wednesday, April 6, 2022 at 6:30 pm via Zoom and at the Lodge.

- Billing issues
- Opening/Closing of Lodge
- Lodge Security and lighting
- Ingress/Egress - Property sold 2021 & 2022 YTD dues paid
- Collections: Unit & Lot # 04-334, collected over \$8,902.64 & Unit & Lot # 22-129, pd in full.
- Stop CC&R Fine on Unit & Lot # 03-287 effective March 1, 2022. Leaving an account balance of \$200 (Jan & Feb 2022)
- Pancake Breakfast & Easter Egg Hunt
- Survey of Wisteria Pool property \$850
- Fencing around Lodge Pool Heat Pumps \$1,100
- Impose Fire Fine on Unit & Lot # 4-328 Effective 05.01.22

- Stop Fire Fine effective March 1, 2022 on Unit & Lot #021-003. Remainder of Fire Fines will remain on account.
- Sierra Springs Community Yard Sale
- Disc Golf in Meadow
- SSOA Chipping day for Members

APPROVE MINUTES FROM: March 9, 2022

Roger DeGray made a motion to approve the March 9, 2022 Minutes as presented. Jessikah Cummings seconds the motion.

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

OPEN FORUM:

Member, JR Harmon is a member of the El Dorado County Amateur Radio Watch Club wanted to know if the Lodge is available on June 4, 2022 and if the Board would consider waiving the \$100 rental fee for the use of the Lodge. Cathy Petersen said the rental fee could be waived however, the security deposit of \$500 and an insurance policy will need to be provided to SSOA. Shelly will also need to confirm if the Lodge is available on June 4th.

- **Manager’s Report:** Contracted with El Dorado Weed Control to spray portions of the shoulder of the non-county maintained roadways. That work was completed last week.
- The new shed at the maintenance garage has been delivered and built.
- We are in contract with Saviano Company to resurface the tennis court, create a half basketball court and one pickle ball court. This work will be done in late May to mid-June, depending on the weather temperature.
- Association has contracted with Kingsley Grinding to clean-up portions of the 7 acre Greenbelt. Kingsley Grinding was scheduled to start on Monday, April 11th however, rain has delayed the start date.
- I need of 3-4 more pool monitors for the summer. Both pools are scheduled to open on Friday, May 27th.

Treasurers Report: Treasurer, Jessikah Cummings

Checkbook Balances as March 31, 2022

OPERATING FUNDS:	\$62,568.61
DEBIT CARD:	\$9,663.60
CAPITOL RESERVES:	\$146,393.05
FOREST MAINTENANCE RESERVES:	\$91,343.56
ROAD RESERVES:	\$26,921.47
<u>ROAD RESERVES EDWARD JONES:</u>	<u>\$214,686.56</u>
TOTAL:	\$551,576.85

Treasurer Report Continued

Legal services are over budgeted for the year. 15 properties in collections. Properties that have violation fines on them will eventually go into collections.

Fire Safety Committee: See attached Fire Safety report submitted by Les Richards.

Road Committee: Bill Campbell, Chairperson for the Road Committee reported there is a culvert pipe near the EID pump station on Sierra Springs Drive that is located on a portion of non-county maintained roadways that needs to be repaired in the fall depending on weather. The culvert pipe is about 50 years old. Bill mentioned there were several small culvert pipes on the non-county maintained road that were repaired using a concert cloth in 2019.

CC&R Committee: Cathy Petersen reported there were 13 properties that brought their properties into compliance with the CC&R Rules and or with the Exterior Rules. There were 8 new properties that were added to the list. Those properties will receive a notice of their violation.

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.

04-A01 – AED Machine at Lodge – (02-A01) & (03-A01) Discussed purchasing an AED machine at the Lodge. After further discussion there was no motion made, this item did not pass.

04-A02 – Security System – (02-A04) & (03-A02) Jessikah to discuss other options for security system at the Lodge. At the time of the meeting Jessikah did not have the information on the security system. This item to be carried over to the May Board meeting.

04-A03 – Disc Golf Course – This item has been on previous agendas. Board Member Ray Schoenwandt had contacted the County to see if we would be able to install a Disc Golf Course in the Meadow. In his discovery there would be a lengthy process that would involve a hearing with the Planning Department where neighbors input would be heard, and a notice would have to be published in the local paper notifying the public that SSOA was installing a Disc Golf Course that could potentially bring non-members into Sierra Springs to use the course which, the intensions of the course is for members and their invited guest. Members property surrounding the Meadow opposed the Disc Golf Course being installed. After further discussion, Roger DeGray made a motion not to install a Disc Golf Course in the Meadow. Jessikah Cummings seconds the motion.

M/S/C DeGray/Cummings 4-0 motion carries

04-A04 – Exterior Property Rules – Cathy Petersen reviewed the amendments to the Exterior Rules. Cathy made a motion to approve the amended Exterior Rules. Roger DeGray seconds the motion.
M/S/C Petersen/DeGray 4-0 motion carries.

04-A05 – Recreational Rules – Cathy Petersen reviewed the amendments to the Recreational Rules. Cathy made a motion to approve the amended Recreational Rules. Jessikah Cummings seconds the motion.

M/S/C Petersen/Cummings 4-0 motion carries

04-A06 – Commercial Rules – Cathy Petersen reviewed the amendments to the Commercial Rules. Cathy made a motion to approve the amended Commercial Rules. Donna Barrese seconds the motion. M/S/C Petersen/Barrese 4-0 motion carries.

04-A07 – Chipping Program – Les Richards, Evaluator with the Sierra Springs Regional Fire Safe Council stated that El Dorado County Fire Safe Council will come out, one time a year up to 6 hours of chipping for free. The property owner would need to go online and view the guidelines at EDCFireSafeCouncil.org.

There was discussion as to the Association funding a chipping program for Members this year. Les said there are a few things that would need to take place before funding a chipping program to Members.

- a) Get information out to the Membership
- b) Find a Contractor who is available
- c) How do we fund the program
- d) Traffic control for Contractor or they hire their own traffic control crew.
- e) Keep our Fire Wise status

Les recommended having an Annual Community Fire Awareness Day on the first Saturday in May starting in 2023.

This item will be further discussed for next year's event.

04-A-08 – Capital Improvements – Reviewed and discussed next years projects. Cathy Petersen reviewed to members in the audience and attending by Zoom that funds are collected from membership dues that are allocated to several accounts, and how they are disbursed. For example, the Capital Reserve account which, is for capital improvements. When putting a new roof on the Lodge those funds are deducted from our Capital Reserve account and resurfacing the Roads would be deducted from our Road Fund account, and when a tree comes down in the Common Areas or when we need to clear a Common Area of fire fuel debris the funds are deducted from the Forest Maintenance account which, all members pay into these allocated accounts.

04-A09 – 2021 Taxes – Discussed the prepared tax filings for 2021 that have been presented by the Associations CPA, Marsh Kass. Cathy Petersen stated that one mailing could go out to the membership letting them know they can review the 2021 tax filings and the CPA's review of our financials on the SSOA website, or members could come by the Lodge and request a copy of the documents. Cathy Petersen made a motion to approve the distribution of the 2021 tax filings and the CPA's year end review. Jessikah Cummings seconds the motion. M/S/C Petersen/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

1. Sacramento Bee article 4/4/2022 How High is the risk?
 - a. www.sacbee.com/news/california/fires/article259906985.html
 1. 3 years of drought
 2. Longer fire seasons
 3. New budget by Governor
 - a. More money
 - b. More hand crews
 - c. More helicopters
 4. 10 year plan
 - a. Prescribed/beneficial burns to 400,000 acres 2025
 - b. 2017-2020 only 80,000 acres
 5. Fire Danger highest in WUI
 6. Destined to burn project identified 75 towns and cities with populations of 1,000 in "very high fire hazard severity zones"
"The next Paradise"
Nevada City, Shingletown, Kings Beach, Arnold Pollock Pines, South Lake Tahoe
 7. PGE putting utility underground
 - a. 10,000 miles of distribution lines
 - b. 39 miles in 2022-2023 in El Dorado County
 - c. By 2026, 1,200 miles per year till completion
2. Fire Adaptive 50 Project
 - a. North pine tree lane on edge of Sierra Springs
 - b. Ribbons marked with red/pink and blue along Sierra Springs.
3. Shaded fuel break SS-2 east side of Sly Park Rd.
 - a. Contract awarded with completion date in September 2022
4. Assignments have been handed out to Evaluators.
 - a. Evaluations begin June 1st