

**SIERRA SPRINGS OWNEERS ASSOCIATION**  
**Board Meeting Minutes**  
**May 11, 2022**

**Call to Order:** The meeting was called to order at 6:31 pm in-person at the Lodge and 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.

**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 with the exception of removing Unit & Lot #004-342 & 004-360, both properties meet criteria of the SSOA Fire Safety Rules. Jessikah Cummings seconds the motion.

M/S/C 4-0 motion carries

- Impose CC&R Fine on Unit & Lot # 021-042 Effective May 1, 2022 as agreed upon at the February 9, 2022 Board Meeting. Member has been notified in writing of the violation, fine & effective date.
- Impose CC&R Fine on Unit & Lot # 004-305 of \$100 per month for the collapsed greenhouse effective June 1, 2022 and Impose Fire Fine of \$100 per month for bamboo fencing effective June 1, 2022.
- Unit & Lot # 003-287 Fire Fines need to stop effective April 1, 2022. Balance of \$800 remains on the account (\$600 fire, & \$200 CC&R fines).
- Disciplinary action regarding out-of-control fire on Unit & Lot # 021-027 in the amount of \$250 for the occurrence.
- ~~Impose Fire Fine on Unit & Lot # 004-342 of \$100 per month effective June 1, 2022.~~
- Impose Fire Fine on Unit & Lot # 002-143 of \$100 per month effective June 1, 2022.
- ~~Impose Fire Fine on Unit & Lot # 004-360 of \$100 per month effective June 1, 2022.~~
- Authorization to Proceed with Notice of Delinquent Assessment on Unit & Lot # 025-238.
- Replace Lodge pool table felt By Pool Table Pros in the amount of \$995.

- Bid submitted by Sierra Supertech to install new Wi-Fi box, License & 3 year security subscription, install Lodge Wi-Fi Extender with 3 year security subscription and labor \$4,019.31.
- Waive \$100 Lodge rental fee for El Dorado Amateur Radio Club on June 4, 2022.

**Executive Meeting: Was held on Wednesday, May 4, 2022 at 6:30 pm via Zoom and at the Lodge.**

- Impose CC&R Fine on Unit & Lot # 021-042 effective May 1, 2022 per extension granted 02.09.2022 Board Meeting.
- Unit & Lot # 004-305 Increase CC&R Fine to \$300 for May 2022. Which will add \$100 a month fine for vehicles and adding fines for collapsed green house and bamboo fence.
- Unit & Lot # 003-287 Meets criteria Stop fire fine effective April 1, 2022.
- Discussed disciplinary action regarding out-of-control fire on Unit & Lot # 021-027.
- Discussed imposing a CC&R Fine & Fire Fine on # 004-342 effective June 1, 2022
- Discussed imposing Fire Fine on Unit & Lot # 002-143 effective June 1, 2022
- Discussed imposing Fire Fine on Unit & Lot # 004-360 effective June 1, 2022
- Authorization to Proceed to Record Notice of Delinquent Assessment on Unit & Lot # 25-238.
- Pool Table Pros bid in the amount of \$995
- Review Bid submitted by Sierra Supertech – Install new Wi-Fi box, License & 3 year security subscription, install Lodge Wi-Fi Extender with 3 year security subscription, and Labor \$4,019.31.
- Review Bid submitted by A-Team Tree Service to skirt-up trees in Meadow, cut down two large dead pine trees, and bid to remove saplings and any small dead trees along portions of the shoulder on non-county maintained roadways.
- Waive \$100 lodge rental fee for El Dorado Amateur Radio Club on June 4<sup>th</sup>.

**APPROVE MINUTES FROM: April 13, 2022**

Roger DeGray made a motion to approve the April 13, 2022 Minutes as presented. Donna Barrese seconds the motion.

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

**OPEN FORUM:** Member David Boaz received a letter from the CC&R Committee regarding the condition of his property. Mr. Boaz felt that the language was harsh and offensive to him and his wife. He felt that a phone call would have been more helpful than the letter. CC&R Committee person, Cathy Petersen said that the letters are a standard letter that are at times altered to fit certain situations. The letters are not meant to be offensive to members. The letters note the violation, the time frame to comply with the particular issue and what could happen if the issue is not brought into compliance with the CC&R's and/or the Rules.

Member Lynda Cardwell wanted to know if a complaint is filed against them could the person being complained about find out who complained. The Board responded no. All complaints are confidential. The Association does not want to have neighbors against neighbors.

**Manager's Report: Submitted by Shelly Thompson May 11, 2022**

Items to report:

- Association has contracted with Kingsley Grinding to clean-up portions of the 7 acre Greenbelt. That contracted work has been completed.
- The Recreation Stay Area has been cleaned and debris has been removed by our Maintenance person, James Stark.
- James Stark has started mowing the Meadow with the flail mower. He had to stop because the blades are dull so, a new set has been ordered.
- Both Pools are scheduled to be opened on Friday, May 27<sup>th</sup> at 9:00 am. I have a person to open & close the Wisteria Pool and there are 5 Pool Monitors that will be available to work at both pools as needed.
- The Wisteria pool property survey will be completed by the end of May.

**Treasurers Report: Treasurer, Jessikah Cummings**

**APRIL TREASURER'S REPORT**

Bank Balances

Month	Operating	Debit Card	Capital Res	Forest Fund	Road Fund	Edward Jones (Road)	Total
2022 January	\$34,806.41	\$ 3,901.76	\$ 166,473.96	\$ 90,834.41	\$ 15,340.87	\$ 213,482.72	\$ 524,840.13
2022 February	\$39,524.52	\$ 4,479.68	\$ 161,685.66	\$ 95,088.44	\$ 21,548.50	\$ 214,686.56	\$ 537,013.36
2022 March	\$62,568.61	\$ 9,663.60	\$ 146,393.05	\$ 91,343.56	\$ 26,921.47	\$ 214,686.56	\$ 551,576.85
2022 April	\$60,335.72	\$ 6,224.93	\$ 148,104.11	\$ 95,598.00	\$ 33,129.62	\$ 214,686.56	\$ 558,078.94

The finances of the association are in good shape. Many items trending under budget.

Two items, Insurance Costs and Legal Fees, are the exception. Attorney fees are expected to exceed budgeted amount. Insurance Premiums are paid once a year. As this is a timing issue, the budgeted amount for insurance and the actuals are the same.

Uncollected receivables are \$142,945.65.

- \$47,037 owed by 15 properties in **Collections** with Allied Trustees. 7 of those properties are responsible for \$40,746 of the total.
- \$48,406 in outstanding **fin**es. 33 owners have fine balances. 10 properties not accruing but have outstanding fine balances; 19 properties currently accruing a monthly fire fine; 3 properties accruing a monthly CC&R fine. 14 of these 33 properties are owned by non-residents of SSOA.
- \$11,901 appears to be **uncollectable**. Owners are deceased.
- \$35,602 in outstanding **dues** and misc. items.

**Fire Safety Committee:** Chairperson, Kay Campbell for the Sierra Springs Regional Fire Safe Council would like to meet with the Board before the monthly Executive Meeting to go over properties that are not in compliance with the SSOA Fire Prevention & Safety Rule. Kay mentioned that the SS2 Grant starts from Sly Park Road to Overland Road. And the SS3 Grant for shaded filed breaks along Wisteria Road to Clear Creek Road has been awarded.

See additional (attached) Fire Safety report submitted by Les Richards.

**Road Committee:** None

**CC&R Committee:**

**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.**

**05-A01 – Tree Work in Meadow** - Reviewed bid submitted by A-Team Tree Service to remove fire fuels in Meadow at Lodge in the amount of \$4,800. And bid to remove debris along portions of the non-county maintained roadways in the amount of \$12,000. The Fire Safety Committee would like to create an accurate scope of work before the board votes on this project. The Committee will report back to the Board at the June Board meeting.

**05-A02 – Appoint Board Member** – Discussed appointing a Board member to fill Ray Schoenwandt vacancy. The appointment will be for a one-year term that is remaining on Ray's seat. Candidates are Eric Henkel, Lynda Cardwell, Jeremy Dornbier, Bob St. Amour, and Scott Wheeler.

At the meeting in person was Jeremy Dornbier & Bob St. Amour. Lynda Cardwell was available via Zoom. Eric Henkel & Scott Wheeler were not in attendance.

Roger DeGray thanked all the candidates for volunteering to serve on the Board.

Roger DeGray made a motion to appoint Bob St. Amour to fill Ray Schoenwandt's vacancy for one year. Donna Barrese seconds the motion.

**M/S/C DeGray/Barrese 4-0 motion carries**

**05-A03 – SSOA Insurance Renewals** – Cathy Petersen discussed the annual insurance renewals for the Association. The renewals came due in May of this year. The insurance increased this year by \$4,000 making the total insurance paid \$34,000. Cathy made a motion to approve the insurance renewals for May 2022 -2023. Donna Barrese seconds the motion.

**M/S/C Petersen/Barrese 4-0 motion carries**

**05-A04 – Going Green** – Discussed going Green and sending SSOA correspondence to Members via email only. Any Member who prefers correspondence mailed to them through the US mail service will need to contact the office to let them know their preferences. Cathy Petersen made a motion that notices will go out to the membership with the June statements, notifying them that effective October 1, 2022 the Association will send correspondence by email only unless otherwise noted. Roger DeGray seconds the motion.

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

**05-A05 – Architectural Committee** – Cathy Petersen explained to members attending the meeting in-person and on Zoom that Davis Stirling Common Interest Development Act is the statute book for Associations. In the Davis Stirling statute book the Architectural Committee needs to be an independent Committee and not the Board. Cathy reviewed the criteria for the Architectural Committee and that whoever heads up the committee must be in line with the CC&R's and the Exterior Rules and view the proposed building site.

After further discussion, Member Jeremy Dornbier agreed to serve on the Architectural Committee. Roger DeGray made a motion to appoint Jeremy Dornbier to the Architectural Committee. Jessikah Cummings seconds the motion.

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

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

**Meeting Adjourned at 8:27 pm**

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

# Fire Prevention and Preparedness. 4/30/2022

Presenter - Ben Gotts U.S. Forest Service - Forest Prevention Officer  
[BenGotts@usda.gov](mailto:BenGotts@usda.gov) cell: 626-32-4859

Patrolling Fresh Pond to Loon Lake area

Website: [www.fs.usda.gov](http://www.fs.usda.gov) for information on the National forests

Acres burned in the forest:

- 2017- 10 million acres
- 2018 - 8.7 million acres
- 2019 - 4.6 million acres
- 2020 - 10 million acres

2021 Dixie fire alone - 963 k acres

What can you do around our homes:

- min. 30 ft clearance (flat ground)
- account for slope
- conifers and broadleaf evergreens contain incendiary oils
- clear around propane tanks
- make natural barriers using spatial distances - balance landscape
- replant with fire resistant vegetation

Fire Resistance Plants;

Ground: Rockrose. Hedge: Honeysuckle Trees: Maples  
Look for plants with a high moisture content

Mountain misery can produce flame heights of 3-4' high

Good Habits

- clean gutters
- yard maintenance
- trim bushes/trees

seasonal burning- ash puts nutrients back into the soil  
waste connections

Think "Low, Clean, + Green"

"Fire is nature's janitorial service"

Be Wildfire Ready:

- Be alert, calm, think clearly, act decisively

- El Dorado National Forest thresholds

  - 3 days of 90+ temps, north winds, low humidity

- Have a "Go Bag" ready

- Know your neighborhood - two ways out?

  - routes of travel

  - elderly neighbors

  - last resort - know safety zones (temporary refuge areas)

Beetles attack all conifers except Cedar trees

Takes 3 subsequent days below 30 degrees Fahrenheit to kill beetles

## EDC Fire Safe Meeting 4/20/2022

New Fire Safe Coordinator for El Dorado County - Mia  
Working in RCD with Mark Egbert

Insurance forms - update due by June 1st

BLM - Jason Schroeder 916-597-6631  
Infrastructure Bill for funding 2023-2026  
Good Neighbor authority- County based  
10 counties deal with BLM

CalFire - Josh

Oversees Battalion 1 - area from Sac foothills to Fresh Pond  
Training season - 6 engines staffed  
Bulldozer training  
Fire crews from Juvenile Hall  
Ramping up for fire season  
Inmate crews down lacking personnel

PIO -Diana

No fliers, no storeroom  
No fire prevention specialist in the unit  
Using social media for events, info

EDC Fire Chief -Tim Cordero

CWPP

Bill 5903 May 6th Congressman Tom McClintock + staff  
Coop meeting CalFire, PGE, County, OES, Forest Service

EDC Vegetation Management

County contracting with El Dorado Hills Fire for inspections  
inspecting the Rescue area  
NO County inspectors! John Wilcox -retired

PGE - Mike Webb

Anything over 4" in diameter from private property considered



“private property”

Enhanced Vegetation Management 12' form lines

PGE does NOT have any right of ways but has access

2021 - completed 398 miles

2022 - scheduled for 385 miles

Wood Debris Removal

[wildfirewoodmanagement@PGE.com](mailto:wildfirewoodmanagement@PGE.com)

Phone: 1-877-295-4949

Mike Webb - Public Safety Specialist PGE

[Mike.webb@PGE.com](mailto:Mike.webb@PGE.com)

916-759-2709

“Be Specific and Direct” when talking with contractors about disposition of vegetation debris

Board openings: Secretary, Parliamentarian

New FSCs:

Camino

Strawberry

Diamond Springs

Chipping program

Funded for next TWO Years!

1st 3 months this year - 240 jobs - \$108,000 projected but only \$82,000 Spent.

Countywide CWPP

Going to County Board of Supervisors - Resolution 2022-009

Wildfire Resilience and Vegetation Management

Sacramento Hill to Texas Hill - Weber Creek

\$13.4 million dollar mitigation grant awaiting acceptance by OES

# Workshop "Deep dive into Defensible Space" 4/23

Presenter- Alice Cantelow. [greenowell@att.net](mailto:greenowell@att.net). Master Gardner  
Oakhill Fire Safe Council

NIST (National Institute of Standards and Technology)  
Technical Note 2205

"WUI Structure/Parcel/Community Fire Hazard Mitigation  
Methodology"

77 Page Document containing chart of 40 things to harden your home  
against fire embers

Oaks vs Conifer trees

- Oak trees don't sustain crown fires
- Take a lot of heat to ignite
- Impede fire spread

Marshall Fire Colorado Dec 30-31 2021 6000+ acres  
115 MPH winds burned 1100 homes

Defensible Space

- Prevent paths of wildfire
- First 5 feet from structure including decks - NO combustibles
- Only mulch that doesn't burn is decomposed granite!
- Lupin is good to use within 5 feet.
- 5-30 feet
- Limb up branches - cut branches at the "collar"
- Do not use sealants - promotes rot and insects
- 30-100 feet
- Continue limbing, thinning of trees
- Keep dead branches pruned out
- Keep leaf litter shallow
- Weeds
- Suck up water from flowers and trees

Next Gardner workshop is June 11th at Diamond Springs Fireman's  
Hall. Use of plants in the landscape.

County Strategic plan  
Setting priorities throughout county

County Biomass Working Group - Kris Payne  
AdHoc committee with two BOS  
Currently looking into types of power plants in use 5-10  
megawatt

Grants Funding - Pat Dwyer  
9 Active Grants  
6 from CalFire  
2 from California Fire Safe Council  
1 from PGE

New FireSafe Council voted in: Wrights Lake/Dark Lake FSC  
First fire safe council on Forest Service Lands!  
County total at 27 fire safe councils