

SIERRA SPRINGS OWNERS ASSOCIATION
Board Meeting Minutes
June 8, 2022

Call to Order: The meeting was called to order at 6:34 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 as presented. Roger DeGray seconds the motion.
M/S/C 4-0 motion carries

- Impose Commercial Activity fine on Unit & Lot # 004-305 in the amount of \$100 per month effective July 1, 2022.
- Annual Meeting Door Prizes not to exceed \$600.
- Purchase Lodge Office Air Conditioner not to exceed \$1,000.
- Service Kubota Tractor not to exceed \$1,500.
- Approve additional \$500 for the cost of installing a basketball hoop and resurfacing the tennis/pickleball/basketball courts.

Executive Meeting: Was held on Wednesday, June 1, 2022 at 6:00 pm via Zoom and at the Lodge.

- Meet with Member at Unit & Lot # 2-190
- Meet with Fire Safety Committee – Discuss Contract with Central Goats
- Discuss the scope of work to be done on the non-county maintained roadways for fire safety.
- Impose Commercial Activity fine on Unit & Lot #004-305
- Azalea Circle owners conflict

- Annual Meeting Door Prizes-approve door prizes (\$500)
- Purchase of Office Air Conditioner
- Update on Lodge Electrical Panel
- Service Kubota Tractor
- Update Basketball hoop, installation, courts resurfacing.
- Edward Jones CD Investment
- Adams Stirling – 2022 Services Proposal
- Amended Recreational Activities Rule, Commercial Activities & Exterior Property Rules to be voted on at the June 8, 2022 Board Meeting.

APPROVE MINUTES FROM: May 11, 2022

Roger DeGray made a motion to approve the May 11, 2022 Minutes as presented. Jessikah Cummings seconds the motion.

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

OPEN FORUM: Member Jeremy Dornbier, inquired about the 400 amp service panel that is scheduled to be installed at the Lodge. He also had concerns about the speed limit within Sierra Springs. Cathy Petersen said that she and past Board Member, Ray Van Asten met with one of the County Board of Supervisors and County Council regarding the Counties responsible to enforce the speed limit within SSOA. The County will only maintain and enforce the County maintained roadways. The County will not maintain or enforce the speed limit on non-County maintained roadways. Under the recommendation of the County, the Association contracted with an Engineering firm to conduct a traffic study on the portions of non-County maintained roads in which the firm suggested several signs that could be posted and striping on portions of the roadway. Based on the study provided by the Engineer, the Association had signs made and had striping added to portions of the roadway.

Manager's Report: Submitted by Shelly Thompson June 8, 2022

Items to report:

- Received a bid from Kingsley Grinding in the amount of \$2,500 to clean up the corner greenbelt property located on Pennyroyal Drive & Wisteria Road. When Kingsley Grinding was clearing the 7 acre greenbelt they would perform the necessary work on the corner lot however, they were told that they did not need to do the work, that our maintenance person would be able to handle it which, he has all but a few trees that will require a tree service to remove.
- Converting one of the tennis courts into a half basketball court. Purchased the inground hoop. Waiting on installers to complete the USAing of site before they can install the hoop.
- The start capacitor on the Wisteria pool heat pumps had to be replaced in the amount of \$400.
- Large dead pine tree in the 7 acre greenbelt near 5765 Sierra Springs Drive that needs to come down. I will get a bid to have the tree removed and report back to the Board.
- There is left over barbed wire in the Meadow from 25+ years ago. Our Maintenance person James has removed half of the wire.

Treasurers Report: Treasurer, Jessikah Cummings

JUNE TREASURER'S REPORT

Bank Balances as of May 31, 2022

Operating Account	\$46,798.23
Debit Card	\$2,728.20
Capital Reserve Account	\$148,815.69
Forest Fund	\$88,652.80
Road Fund	\$39,338.09
Edward Jones Investment Account	\$214,686.56

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

Road Committee: None

CC&R Committee: Cathy Petersen said that progress is being made with the number of CC&R violations.

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.

06-A01 – Edward Jones Investment Account – Discussed transferring Road Fund monies into CD's. Jessikah Cummings suggested investing portions of the Road Fund money into short-term CD's, 3 month, 6 month, 9 month & 12 month CD's. Cathy Petersen suggested investing \$54k in the 3, 6, 9, & 12 month terms. After further discussion, Cathy Petersen made a motion to invest \$54k in a 3 month CD, \$54k in a 6 month CD, \$54k in a 9 month CD & \$54k in a 12 month CD. Jessikah Cummings seconds the motion. M/S/C Petersen/Cummings 4-0 motion carries.

06-A02 – Central Goats Bid – Discussed bid submitted by Central Goats to graze in the 5 acre Greenbelt to reduce vegetation. Roger DeGray made a motion to approve the bid submitted by Central Goats not to exceed \$12k to be deducted from the Forest Maintenance Account. Cathy Petersen seconds the motion. M/S/C DeGray/Petersen 4-0 motion carries

06-A03 – Use of Meadow – Define main purpose of the Meadow. The Board would like to keep the Meadow as natural as possible and keep it as open space for Members to walk and enjoy the wildlife. The Meadow requires a professional Arborist & a Forester to evaluate the condition of the trees. Also, discussed contacting the Audubon Society to get their opinion on the wildlife habitat in the Meadow. Cathy Petersen made a motion not to exceed \$5,000 to contract with the necessary agencies. Donna Barrese seconds the motion. M/S/C Petersen/Barrese 4-0 motion carries.

06-A04 – Adopt Amended Commercial Activities Rules – Discussed feedback from Members on the amended Commercial Activities Rules. Cathy Petersen made a motion to adopt the amended Commercial Activities Rules as presented. Jessikah Cummings seconds the motion.
M/S/C Petersen/Cummings 4-0 motion carries

06-A05- Adopt Amended Recreational Activities Rules – Discussed feedback from Members on the amended Recreation Activities Rules. Cathy Petersen made a motion to adopt the amended Recreational Activities Rules as presented. Jessikah Cummings seconds the motion.
M/S/C Petersen/Cummings 4-0 motion carries.

06-A06- Adopt Amended Exterior Property Rules – Discussed feedback regarding Off Road motorcycles, ATV's or any other vehicle that isn't and/or can't be registered for street use in the state of California are prohibited on any road or other area within the SSOA subdivision, or under the control of SSOA. Cathy Petersen made a motion to adopt the amended Exterior Property Rules as presented. Roger DeGray seconds the motion.
M/S/C Petersen/DeGray 4-0 motion carries.

06-A07 – Tennis/Basketball/Pickleball Courts – Discussed access to the tennis/basketball/pickleball courts. Cathy Petersen made a motion that the courts will be available to all Members with a Recreation card once the card reader is installed at the entrance gate of the courts. There will no longer be a deposit required for a key to the courts. Roger DeGray seconds the motion.
M/S/C Petersen/DeGray 4-0 motion carries.

06-A08- Install & Wall Repairs – Discussed installing & repairs to the wall for the new office air conditioner not to exceed \$1,000. Jessikah Cummings made a motion to approve \$1,000 for the install and wall repairs for the new air conditioner in the office. Roger DeGray seconds the motion.
M/S/C Cummings/DeGray 4-0 motion carries.

Roger DeGray made a motion to adjourn the meeting. Donna Barrese seconds the motion.
Meeting Adjourned at 8:25 pm
M/S/C DeGray/Barrese 4-0 motion carries