

SIERRA SPRINGS OWNERS ASSOCIATION
Board Meeting Minutes
July 13, 2022

Call to Order: The meeting was called to order at 6:35 pm in-person at the Lodge and via Zoom.
M/S/C Petersen /Cummings

Board Members Present: Cathy Petersen, President, Jeremy Dornbier, Vice President, Jessikah Cummings, Treasurer, Lynda Cardwell, Secretary and Scott Wheeler, Director.

Approved Agenda:
M/S/C Petersen/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 as presented. Jessikah Cummings seconds the motion.
M/S/C 2-0 motion carries

- 022-111 Stop Fire Fine and remove balance on account. Paid \$1,000 in fines.
- 025-240 Stop Fire Fine effective 06.01.2022. \$700 balance remains on account.
- 001-047 Fire Fine effective 08.01.2022
- 003-226 Fire Fine effective 08.01.2022
- 003-229 Fire Fine effective 08.01.2022
- 003-233 Fire Fine effective 08.01.2022
- 003-290 Fire Fine effective 08.01.2022
- 021-023 Fire Fine effective 08.01.2022
- **024-176 Fire Fine effective.08.01.2022 strike from Consent Calendar until 08.03.22**
- 024-177 Fire Fine effective.08.01.2022
- 024-178 Fire Fine effective 08.01.2022
- 024-182 Fire Fine effective.08.01.2022
- 024-185 Fire Fine effective 08.01.2022
- 024-187 Fire Fine effective.08.01.2022
- 024-189-Fire Fire effective.08.01.2022
- 024-192 Fire Fine effective.08.01.2022
- 024-175 Stop Fire Fine effective 0701.22. Write off \$300 Fire fine.

- 004-352 Stop Fire Fine effective 02.01.22. Refund \$200 overpayment.
- Bid submitted by A-Team Tree Service to remove large dead pine tree in 7 acre Greenbelt and cut & remove existing logs left by PG&E in the amount

Executive Meeting was held on Wednesday, July 6, 2022, see attached notes.

APPROVE MINUTES FROM: June 8, 2022

Cathy Petersen made a motion to approve the June 8, 2022 Minutes as presented. Jessikah Cummings seconds the motion.

M/S/C Petersen/Cummings 2 – 0 Motion carries

OPEN FORUM: Member Robyn Gralicer was inquiring about her Architectural application. And so was Member Mark Vickers. Board Member Jeremy Dornbier said that he will contact them both directly to set up a time to review their projects.

Manager’s Report: Submitted by Shelly Thompson July 13, 2022

Items to report:

- Meeting with Curtis Herren, Arborist tomorrow at 2pm to go review the Meadow.
- Basketball hoop has been installed. Courts are scheduled to be resurfaced in mid-August.
- Received Bid from Santillan Landscape Service to weed eat portions of the 4 & 7 acre greenbelt in the amount of \$2,500 and weed eat the corner of Shooting Star Road & Edelweiss Way in the amount of \$1,000.
- Wisteria Pool was closed around 1 pm today due to high Chlorine levels.
- Working on getting bids for the roadside shoulder work.
- Contacted the Browning Reserve Group to start the process of the update to our Reserve Study for 2023.

Treasurers Report: Treasurer, Jessikah Cummings

JULY TREASURER’S REPORT

Bank Balances as of June 30, 2022

Operating Account	\$57,857.69
Debit Card	\$1,471.26
Capital Reserve Account	\$142,964.45
Forest Fund	\$87,178.01
Road Fund	\$45,546.73
Edward Jones Investment Account	\$214,686.56

Jessikah Cummings said that the Budget is on target, all but the phone bill. The AT&T bill has been running high lately. Jessikah will follow-up with AT&T and see why it is costing so much.

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

Road Committee: None

CC&R Committee: Cathy Petersen said the Committee is following up on existing CC&R violations.

07-A01 – Confirm Appointment – Confirm appointment by the previous Board, of Lynda Cardwell, to the Board of Directors to replace Ray Schoenwaldt one year term that is remaining. Cathy Petersen made a motion to appoint Lynda Cardwell to the Board to serve a one year term to expire in June 2023.

Jessikah Cummings seconds the motion.

M/S/C Petersen/Cummings 2-0 motion carries.

07-A02- Confirm Appointment of two year Terms – Confirm the 2 year appointments of Jeremy Dornbier and Scott Wheeler as new Board Members to replace Donna Barrese and Roger DeGray. Cathy Petersen made a motion to appoint Jeremy Dornbier & Scott Wheeler to the 2 year term.

Jessikah Cummings seconds the motion.

M/S/C Petersen/Cummings 3-0 motion carries

07-A03 – Overnight Usage of Common Areas – Discussed the overnight use of the Common Areas. After further discussion by members in the audience and Board members, there will be language added to the existing Recreational Rules that there will be no tent camping or overnight use of the SSOA Common Areas. Cathy Petersen made a motion amend the Recreational Rules to reflect no tent camping or overnight use of the SSOA Common Areas. Jessikah Cummings seconds the motion.

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

07-A04 – Service Animals – Discussed service animals in the Association Areas, pool lodge, etc. After further discussion, Cathy Petersen made a motion to amend the Animal Rules & Recreational Rules to include, no animals allowed in Lodge or pools unless they are a licensed service animal, with vest on and on a leash at all times. Jeremy Dornbier seconds the motion.

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

07-A05- Recreational Rules – Discussed dirt bikes & off-road vehicles use within SSOA. No additional action was taken at this time.

07-A06- Purchase of Lodge Refrigerator – Discussed purchase of a new refrigerator for the Lodge kitchen. Cathy Petersen made a motion to approve \$3,000 to purchase a refrigerator. Lynda Cardwell seconds the motion.

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

07-A07 – Credit Card versus Debit Card - Association Manager, Shelly Thompson has an Association issued debit card for Association expenses/business. Discussed eliminating the debit card and replacing it

with a credit card. Cathy Petersen made a motion to approve the Association credit card that will be issued to Shelly Thompson. Scott Wheeler seconds the motion.

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

07-A08- Phone Cost – Discussed the phone cost. Jessikah Cummings will look into this matter and report back at the next Board meeting.

07-A09 – Wisteria Pool Plaster – Discussed the repairs to the Wisteria Pool plaster. The Board would like to get bids to replaster the pool. Cathy Petersen made a motion to acquire bids to replaster the pool. Jeremy Dornbier seconds the motion.

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

Cathy Petersen made a motion to adjourn the meeting. Scott Wheeler seconds the motion.

Meeting Adjourned at 8:33 pm

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