

SIERRA SPRINGS OWNEERS ASSOCIATION
Board Meeting Minutes
August 10, 2022

Call to Order: The meeting was called to order at 6:36 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, and Scott Wheeler, Director. Linda Cardwell was available by Zoom.

Approved Agenda:
M/S/C Dornbier/Wheeler

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.
Jeremy Dornbier seconds the motion.
M/S/C 5-0 motion carries

Collections:

- 004-308 \$700.69 balance. Lien & Hold

Submit to Collections 08.11.2022:

- 004-349
- 004-354
- 021-052
- 024-177

CC&R Fine effective 09.01.2022

- 003-291 - Wrecked cab truck

Fire Fines effective 09.01.2022

- 001-001
- 001-035
- 001-084
- 002-109
- 002-114
- 002-118
- 002-164
- 002-178
- 002-195
- 002-196
- 002-198
- 002-201

- 002-209
- 003-220
- 003-222
- 003-262
- 003-297
- 003-298
- 021-013
- 022-090
- 022-092

Fire Fines Removed:

- 003-233 – Stop & refund effective 08.01.22
- 003-229 – Stop & refund effective 08.01.22
- 024-187 – Stop & refund effective 08.01.22
- 024-192 – Stop & refund effective 08.01.22
- 003-290 - Scheduled for 08.01.2022
- 002-143 - Fine Stop & refund balance effective 06.01.22
- 021-023 –Fine either postponed until 09.01.2022 or removed completely
- 024-182– Fine either postponed until 09.01.2022 or removed completely
- 024-185 –No fine applicable

APPROVE MINUTES FROM: July 13, 2022

Jeremy Dornbier made a motion to approve the July 13, 2022 Minutes as presented. Scott Wheeler seconds the motion.

M/S/C Dornbier/Wheeler 5 – 0 Motion carries

OPEN FORUM: None

Manager's Report: Submitted by Shelly Thompson August 10, 2022

Items to report:

- The courts have been resurfaced and ready for use.
- Weeding has been completed around Lodge, 4 & 7 acre Common Areas.
- The goats have been removed from the 5 Acre Common Area.
- The fencing has been installed around the Lodge heat pumps so, that area is now secure.
- Lodge electrical panel upgrade is coming along. PG&E are scheduled to be here tomorrow to set the meter.
- Purchased additional loungers for both pools.
- Pool monitoring schedule has tampered off, due to school starting up again.
- In contact with a Pool Contractor who will be giving us a bid to replaster the Wisteria Pool.

Treasurers Report: Treasurer, Jessikah Cummings

JULY TREASURER'S REPORT

Bank Balances as of July 31, 2022

Operating Account	\$69,491.64
Debit Card	\$636.10
Capital Reserve Account	\$126,734.94
Forest Fund	\$81,611.83
Road Fund	\$51,761.94
Edward Jones Investment Account	\$214,458.07

Jessikah Cummings said the attorney fees are trending higher than expected. We received credits from AT&T.

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.

Events Committee: Cathy Petersen said the Ice Cream Social was a great success. A lot of members turned out for this event. Cathy thanked the members and board members who helped out during the event.

Architectural Committee: Jeremy Dornbier said there are a couple of Architectural applications that the committee is currently working on.

08-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.

08-A01- Santillan Landscape Bids - Reviewed two bids, one for weed eating portions of the 4 & 7 Acre Common Area. And one bid to weed wat portions around the campground area and Lodge. Cathy Petersen made a motion to approve both bids submitted by Santillan Landscape, not to exceed \$3,500 and to be deducted from the Forest Maintenance Account. Jeremy Dornbier seconds the motion.

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

08-A02 – Mistletoe Removal - Selected Contractor to remove mistletoe from Oak Trees in Meadow. Funds were previously approved at the June 8th Board meeting. Jeremy Dornbier made a motion to contract with New Leaf Tree Service in the amount of \$2,500 to be deducted from the Forest Maintenance Account. Scott Wheeler seconds the motion.

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

08-A03 – Roadside Clearance – Approved \$20k and proceed with New Leaf Tree Service if no other bids are received by 08.15.22. Cathy Petersen made a motion to approve \$20k for roadside clearance work on non-county maintained roadways and to be deducted from the Forest Maintenance Account. Jeremy Dornbier seconds the motion.

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

08-A04 - Recreational Rules – Reviewed changes to Recreation Rules. Cathy Petersen made a motion to approve the amended Recreational Rules. Jessikah Cummings seconds the motion.

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

08-A05- Management Company RFP – Discussed options in Management Companies. This item will be carried over to the October Board Meeting.

08-A06 – Chlorine Generators – Both Chlorine Generators at both pools are not working and need to be replaced. Western Sierra Pool submitted a bid to replace both chlorine generators in the amount of \$6,000 labor & materials. The last time the generators were replaced was in 2016. Cathy Petersen made a motion to approve the replacement of both generators in the amount of \$6,000 to be deducted from the Capital Reserve Account. Jessikah Cummings seconds the motion.

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

08-A07- Repairs to Lodge Deck – Discussed the bid submitted by Tony Dunn to repair portions of the beams on the Lodge deck in the amount of \$2,500. Jessikah Cummings made a motion to approve the bid submitted by Tony Dunn in the amount of \$2,500 to be deducted from the Capital Reserve Account.

Scott Wheeler seconds the motion.

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

Cathy Petersen made a motion to adjourn the meeting. Jessikah Cummings seconds the motion.

Meeting Adjourned at 8:15 pm

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

Fire Safe Committee Report to Board 8/10/2022

1. "FIREWISE" and Insurance Companies

Firewise is a recognized Wildfire prevention program by the NFPA recognized by 40 States across the country. The program originated after several large wildfires in the early 2000's.

The program focuses on how to prevent structures from igniting in wildfire scenarios.

The program has three different zones and what we should be doing in each zone to prevent our structures from igniting.

Sierra Springs is a recognized as a "FIREWISE" Community. You may have seen the signs at one of the entrances to our community.

We can be found on page 18 of a 56 page directory and a certificate of recognition is listed on the SSOA website home page.

Why is this national program important to each property owner in Sierra Springs?

If you go to the website: www.insurance.ca.gov you will find a list of 18 major insurance companies that offer discounts in two different categories. **1. Discount based on Community Mitigation. 2. Discount based on Property/Parcel mitigation.**

The following quote was noted:

" The number of residential property insurance companies offering insurance discounts for fire-hardened homes and communities has increased since Commissioner Lara took office in 2019. Several companies offer both community-wide discounts (for example, a home in a Firewise or Shelter-in-place

community) and home specific discounts (for example, maintaining defensible space or home-safety measures against wind blown embers.) In some cases, these discounts can be combined. Because discounts and eligibility differ by company, we urge you to contact the insurance company directly to find out if your property qualifies.” (Show list)

I urge each and every member to submit a copy of the FIREWISE recognition certificate to your home insurance company.

2. EVACUATION

We are coming up on the one year anniversary of the Caldor Fire. I, like many of you had to leave, in my case, in a hurry, not knowing if I would see my home again.

Was I prepared? Not fully. Preparation is a personal plan.

Three steps are involved with getting set to evacuate:

1. Create a Wildfire Action Plan for home, family, pets
2. Assemble an Emergency Supply Kit for each person
3. Have a family Communication Plan

Pay attention! (Fire weather, three days of 90+, winds out of the north over 10 mph, humidity at/below 20%)

Have a plan!

Leave EARLY!

Create good habit patterns! I.e. keep gas tank at least 1/2 full!

Tips are found on the following websites:

1. CalFire : readyforwildfire.org
2. FiresafeMarin.org
3. EDCfiresafe.org / evacuation link to Ready.Gov