

SIERRA SPRINGS OWNERS ASSOCIATION
Board Meeting Minutes
September 14, 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 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 Petersen/Dornbier

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.

- Change Order: PG&E required existing propane line to be moved away from the new panel. Propane line was installed in 2020 for the Generac generator. Pappas Energy Inc. submitted change order in the amount of \$1,157.23 to move propane line.

- Impose fire fines on the following properties Unit & Lot #'s, effective October 1, 2022 in the amount of \$100 a month: 301, 302, 404, 001-088, 001-090, 004-305, 021-003, 021-004, 021-006, 021-007, 021-008, 021-018, 021-025, 021-026, 021-027, 021-031, 021-034, 021-037, 021-040, 021-044, 022-068, 022-055, 022-063, 022-064, 022-071, 022-127, 022-129, 022-130, 022-145, 022-146, 022-154, 023-169 & 023-171.

- Fire Fines to be Reversed – No fire fines applied. Fines effective August 1, 2022 or September 1, 2022. Unit & Lot #'s 001-001, 001-035, 001-084, 002-109, 002-118, 002-178, 002-198, 002-195, 002-209, 003-220, 003-222, 003-297, 003-298 & 024-178.

APPROVE MINUTES FROM: August 10, 2022

Scott Wheeler made a motion to approve the August 10, 2022 Minutes as presented. Cathy Petersen seconds the motion.

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

OPEN FORUM: Member Alex White had addressed the Board regarding his intent on bringing his property into compliance with the SSOA Fire Prevention Rules. Mr. White had emailed the information to the Association office and wanted to know if his email would be excepted since it was not written out on a Fire Compliance Plan form. The Board will check with the Fire Safety Committee and get back to Mr. White.

Member Karla Schmidt addressed the Board regarding her Fire fine that was imposed at tonight's meeting. Ms. Schmidt stated that she has complied with the SSOA Fire Prevention Rules. It was PG&E that removed several trees and left them next to her property. Ms. Schmidt said the trees in question are not on her property and there shouldn't be any fire fines assessed to her property. The Board said that they will look into this matter and get back to her.

Member Don Hogaboom asked when the dead trees that belong to the Association on the corner lot of Wisteria Road and Pennyroyal Drive will be removed. Association Manager, Shelly Thompson said that she was just made aware of the dead trees and that she will have a tree service give her a bid to remove the trees in question.

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

Items to report:

- PG&E will be turning off the power at the Lodge on September 20th so, the Electrician can complete the installation of the new service panel.
- New Leaf Tree Service has completed removal of vegetation along portions of the non-county maintained roadways.
- New Leaf Tree Service has been contracted to remove Mistle Toe that is in 4 of the large Oak Trees in the Meadow. The Contractor climbed the trees today and stated it could kill the trees if he was to remove the Mistle Toe at this time. For the health of the tree, he recommends that we wait until the tree sheds it's leaves and becomes dormant before he removes the Mistle Toe.

Treasurers Report: Treasurer, Jessikah Cummings

AUGUST TREASURER'S REPORT

Bank Balances as of August 31, 2022

Operating Account	\$51,990.77
Debit Card	\$2,636.10
Capital Reserve Account	\$117,405.10
Forest Fund	\$55,644.79
Road Fund	\$57,996.63
Edward Jones Investment Account	\$214,686.56

Cathy Petersen reviewed the Collection process with Members.

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

Road Committee: None

CC&R Committee: None

Events Committee: None

Architectural Committee: None

09-A01 – Septic System Bid – Discussed septic system bid submitted by Margolin Backhoe to replace septic system at the Wisteria Pool in the amount of \$26,960.00. The proposed bid consists of perc test and installation of new septic pump system per El Dorado County approved specification. Price includes septic design, installation of pump tank, septic risers, electrical installation of pump and alarm, new leach field, permit fees all material, sales tax, trucking & labor. Jeremy Dornbier made a motion to approve bid submitted by Margolin Backhoe not to exceed \$30k to be deducted from the Capital Reserve Account. Scott Wheeler seconds the motion.

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

09-A02 - Replastering Wisteria Pool – Reviewed bid submitted by Adams Pool Specialties to replaster the Wisteria pool. The existing pool plaster is blistering and needs to be replastered. Adams Pool submitted a bid in the amount of \$24,850 to replaster the pool. Cathy Petersen made a motion to approve Adams Pool Specialties bid not to exceed \$29k to be deducted from the Capital Reserve Account. Jessikah Cummings seconds the bid. Jeremy Dornbier voted No.

M/S/C Petersen/Cummings 4-1 motion carries

09-A03 – Management Company RFP – (08-A05) Discussed options in Management Companies. Cathy Petersen stated that our current Management Company, Sacramento Management Company only has one person who handles our account. No other person in the company is able to step-in if something were to happen to our account representative. Cathy will follow up at next months meeting once the Board has had an opportunity to contact other management companies. This item will carry over to the next Board meeting.

09-A04 - Operating Budget – Discussed and reviewed the proposed 2023 Operating Budget. This item will be carried over to the next Board Meeting.

09-A05 – Pools – Discussed the Open & Closing of the Lodge Pool. Members voiced their desire to keep the Lodge pool open longer this year. After further discussion, Jessikah Cummings made a motion to keep the Lodge pool open until September 25th, weather permitting. Jeremy Dornbier seconds the motion. Cathy Petersen abstained from the vote.

M/S/C Cummings/Dornbier 4-1 motion carries

09-A06- Architectural Applications – Discuss procedure of Architectural applications. This item will be carried over to the October Board meeting agenda.

09-A07 – Browning Reserve Study – Review the Browning Reserve Study. Several Board members have not had time to review the Browning Reserve Study. Move this item to the Executive Meeting Agenda in October 2022.

Cathy Petersen made a motion to adjourn the meeting at 8:58 pm. Jessikah Cummings seconds the motion. M/S/C Petersen/Cummings 5-0 motion carries

