

**SIERRA SPRINGS OWNERS ASSOCIATION**  
**Board Meeting Minutes**  
**October 12, 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, Lynda Cardwell, Secretary, and Scott Wheeler, Director.

**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.

**Executive Meeting: Wednesday, October 5, 2022 at 5:30 pm**

**Executive Meeting Minutes:**

- Fines effective 11.01.2022
- Fines stopped, reversed or change of effective date
- \$300 Fine Refund
- Collection Accounts
- Halloween Event
- Exterior Lighting and Card Reader at Courts
- New Leaf bid for removal of dead trees
- Browning Reserve Study
- 2023 Budget & Dues

**Consent Calendar:** Scott Wheeler made a motion to approve the Consent Calendar as presented.  
Jeremy Dornbier seconds the motion.

**Fire Fines effective.11.01.2022**

- 021-022 Should have been fined .09.01.2022

**CC&R Fines Effective 11.01.22**

- 024-181 - Dog in pool area, put Member on notice, fines will be imposed.
- 003-294 - Originally on Sept agenda

**Reverse fine or change effective date of fine:**

- 001-047 Stop fine eff 09.01.2022. \$100 balance remains.
- 001-088 Change date to 11.01.2022
- 002-164 Work in Progress

- 021-004 Moved to 01.01.2023
- 021-006 - Compliance Plan Accepted
- 021-007 - Compliance Plan Accepted
- 021-018 Move to November if criteria not met
- 021-031 Move to November if criteria not met
- 021-025 - MC
- 021-026 - MC
- 021-034 - MC
- 021-040 - MC
- 021-044 - MC
- 022-063 - MC
- 022-064 - MC
- 022-068 - MC
- 022-071 - Compliance Plan Accepted
- 022-127 - MC
- 022-130 - MC
- 022-145 - MC
- 022-146 - MC
- 022-154 - Compliance Plan Accepted
- Previous Owner of Unit & Lot # 21-027, Requested refund of paid Fire Fines \$300 since she believed her property was in compliance with the Fire Safety Rules before the property was sold to new owners.

**Refund \$300 of \$2,400 paid in Escrow to previous owner Lot #21-027**

**Collections – new accounts:**

- 002-125
- 002-201

**New Leaf Tree Service: \$2,800 to remove 4 dead trees (3 Oak, 1 Cedar) at Wisteria Pool.**

**Browning Reserve Study – 2023 Reviewed & Accepted.**

**APPROVE MINUTES FROM: September 14, 2022**

Cathy Petersen made a motion to approve the September 14, 2022 Minutes as presented. Lynda Cardwell seconds the motion.

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

**OPEN FORUM: None**

**Manager's Report: Submitted by Shelly Thompson October 12, 2022**

Items to report:

- I have been working with the Electrician & PG&E to upgrade our service panel from a 200 amp service to a 400 amp service. This project has been completed.
- New Leaf Tree Service has removed 3 Oak Trees and One Cedar tree at the Wisteria Pool.
- The new Septic system has been completed at the Wisteria Pool.

**Treasurers Report:** Treasurer, Jessikah Cummings

**SEPTEMBER TREASURER'S REPORT**

Bank Balances as of September 30, 2022

Operating Account	\$64,234.95
Debit Card	\$3,461.45
Capital Reserve Account	\$108,807.97
Forest Fund	\$59,921.74
Road Fund	\$64,234.95
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:** None

**Events Committee:** Discussed changing the Halloween Trunk or Treat to Saturday, October 29<sup>th</sup> 5pm – 7:30 pm.

**Architectural Committee:** None

**10-A01 – 2023 Budget** – Reviewed the 2023 Budget. Cathy Petersen made a motion to approve the 2023 Budget as presented. Jeremy Dornbier seconds the motion.

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

**10-A02 - 2023 Dues increase & Allocation** - Discussed the \$15 per quarter increase for all Members. Cathy Petersen made a motion to approve the \$15 per quarter increase. Jessikah Cummings seconds the motion.

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

**10-A03 – Management Company RFP – (08-A05) & (09-A03)** 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 month's meeting once the Board has had an opportunity to contact other management companies. This item will carry over to the next Board meeting.

**10-A04 – Wisteria Bathroom Remodel** - Discussed and reviewed the bid submitted by Tony Dunn Construction. The Board would like to have other bids to compare to. This item will be carried over to the next Executive Meeting.

**Cathy Petersen made a motion to adjourn the meeting at 7:50 pm. Jeremy Dornbier seconds the motion. M/S/C Petersen/Dornbier 5-0 motion carries**

# Fire Safe Committee Report 10/12/2022

1. EDC fire safe council meeting 9/21/2022
  - a. New Fire Safe Council Member - Cedar Grove FSC
    1. Started as a result of Cable Fire in Camino  
*28 in Title County*
  - b. Grant list for EDC over \$14mil in grant funding
  - c. EDCFSC working with County DOT, CalTrans, EID to identify conflicts/overlapping projects
  - d. New building codes go into effect January 1,2023
    1. Board of Forestry still working on updating Title 14 CCR
    2. No effect on Zone 0 being developed by OSFM
  - e. AB 179 signed in 9/2022 additional \$100 million for wildfire prevention. \$13 million for Home Hardening Assistance Program. Authorities now reporting to one data base in state.
  - f. Talk amongst fire agencies and EDC to examine potential changes in Vegetation/Management ordinance.
  - h. Chipping program lost a contractor - looking for new one to catch up

## 2. Noxious Weeds

- a. Clearing roadsides for evacuation routes presents other challenges in vegetation management that has effects on property owners.
- b. Noxious Weeds, Harmful Weeds or Injurious Weeds: a weed that has been designated by an agricultural or other governing authority as a plant that is injurious to agricultural or horticultural crops, natural habitats or ecosystems, or humans

or livestock.

c. UCCE Master Gardeners of EDC

1. "Control of invasive and noxious weeds common to El Dorado County"
  - a. 61 page document with lists, photos, eradication methods.

d. Common to Sierra Springs:

1. Star Thistle
2. European Beach Grass
3. Mullein

e. Websites for more info:

1. <https://ccia.ucdavis.edu/standards/prohibited-and-restricted-noxious-weed-list>

2. [https://www.edcgov.us/Government/ag/pages/invasive\\_weeds.aspx](https://www.edcgov.us/Government/ag/pages/invasive_weeds.aspx)

3. Cdfa,ca.gov. Calif. Dept. of Food and Agriculture

3. Camino Conduit Vegetation Management

- a. Currently working form pump house on Sierra Springs Dr.
- b. Working southerly with 60' swath on top of conduit
- c. More info available [EID.org](http://EID.org) - Vegetation Right of Way Management Program.

4. AB 3074 approved by Governor on September 29, 2020

a. Adds a Zone 0 to existing Defensible Space areas

1. Will extend 0-5 feet from structures including decks
2. Office of State Fire Marshal has until Jan. 1, 2023 to publish new regulations including types of vegetation.

3. Will go into effect for new structures when “state has sufficient resources to do so in a cost-effective manner.”
4. “The requirements for an ember-resistant zone pursuant to Section 51182 shall take effect for existing structures one year after the effective date for the new structures.”
5. No change until notified by Cal Fire via [EDCfiresafe.org](http://EDCfiresafe.org).