

**SIERRA SPRINGS OWNERS ASSOCIATION**  
**Board Meeting Minutes**  
**February 8, 2023**

**Call to Order:** The meeting was called to order at 6:32 pm.  
M/S/C Petersen /Dornbier

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

**Approved Agenda:**  
M/S/C Petersen/Dornbier

**Meeting Agenda**

Board will adopt the agenda and approve the consent calendar with one motion. Any Board or Association Member may request an item on the consent calendar be moved to the Association calendar for discussion.

**Executive Meeting was held on Wednesday, February 1, 2023 at 5:30 pm – See attached Executive Meeting Minutes**

**Consent Calendar:**

Jeremy Dornbier made a motion to approve the Consent Calendar as presented. Lynda Cardwell seconds the motion.

- **Stop Recording of Meetings - Davis-Sterling states:**

*Recording Meetings. With the board's permission, the secretary may record open board meetings to assist in the preparation of minutes. Once minutes have been approved by the board, the recording should be erased. Even though the secretary may record meetings for the purpose of preparing minutes, the board can disallow recordings by others, whether it be members or other directors. If an association has kept recordings of its meetings, members might request copies. If so, the board can, but is not required to, provide access to the recordings. Minutes must be provided by statute but recordings used to prepare minutes are not on the list of records required by statute to be made available to members for record keeping.*

- Commercial Appraisal – Approved contracting with a Commercial Appraiser, Jordan Kennedy to appraise the value and the replacement cost of the Lodge for insurance purposes. The cost for this report is \$3,500.
- Stopped Fire fine effective 01.01.23 on Unit & Lot # 302

**APPROVE MINUTES FROM: January 11, 2023**

Lynda Cardwell made a motion to approve the January 11, 2023 Minutes as presented. Scott Wheeler seconds the motion.

**OPEN FORUM:** Member, Teri Munyon inquired about the replastering of the Wisteria Pool.

A Caregiver at Unit & Lot # 002-129 inquired about a CC&R notice that was received.

**Manager's Report:** Association Manager, Shelly Thompson reported: Working on lighting plan with Board and Contractor to install additional lighting at Lodge and in parking lot. Card reader at tennis court will be installed by Isonas dealer. (The card access/reader company).

Working on receiving bids for the Wisteria Pool Restrooms. Once bids are available, they will be presented to the Board.

**Treasurers Report:** Treasurer, Jessikah Cummings

**JANUARY'S TREASURER'S REPORT**

Eugene Burger Management Corp. (EBMC) was not able to provide the monthly financial at time meeting. EBMC should have financials available by the March meeting. The CD's that are currently invested Edward Jones Investment are coming due. There are four CD's, one 3 month, one 6 month, one nine month, and one 12 month CD. Jessikah suggested reinvesting the CD that is due and roll it into another 3 month CD. The Board agreed.

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

**Road Committee:** Bill Campbell, Chairperson for the Road Committee was not in attendance at tonight's meeting. When he returns from vacation, there is a culvert pipe at the bottom of the 7 acre Common Area that needs to be addressed.

**CC&R Committee:** Cathy Petersen stated that CC&R inspections will be done soon.

**Events Committee:** SSOA Pancake Breakfast & Easter egg hunt will be held at the Lodge on Saturday, April 8<sup>th</sup> at 10:00 am.

**02-A01 – Maintenance Personnel** – Discussed the departure of James Stark our Maintenance person for the last 5 years.

**02-A02- Financial Review –**

- Determine percentage or number of expected uncollectable funds - \$166k uncollected monies owed to SSOA not all of the money are dues owed, this amount also includes fines. Accounts past 7 years or more should be considered uncollectable funds and should be written off as bad debt.  
M/S/C Petersen/Cummings
- How to mail out Financial Review – Mail one page of review with Fire Notice going out in March.

**Cathy Petersen made a motion to adjourn the meeting at 8:01 pm. Jessikah Cummings seconds the motion. M/S/C Petersen/Cummings 5-0 motion carries**

# Fire Safety Committee Report 2/8/2023

## 1. El Dorado County Firesafe Council 1/18/2023

Video is available @ [EDCFiresafe.org](https://www.edcfiresafe.org) approx. 2 1/2 hours long.

Highlights:

ViceChair- Hugh Council

Awaiting answer from OSFM on assessment class.

El Dorado Office of Wildfire Preparedness and Resilience

Reevaluating El Dorado County Ordinance 5101.  
Presentation of Board of Supervisors 1/10/2023 23-0078  
Large grant for properties south of Hwy 50 in Placerville,  
Weber Creek area \$24 million to treat vegetation and  
harden homes.

Fire Prevention Officers

California Building Standard Code has new standards  
for construction in the WUI (Wildland urban interface)  
including vents.  
Redistricting the county into 7 Fire Districts

El Dorado National Forest

Thousands of acres to be treated this year  
Staffing has been changed to year round

Resource Conservation District - RCD

Several projects underway:  
Caldor - Grizzly Flat  
Sierra Tahoe - Full mountain access this year

FA- 50 still underway. Contractors waiting for weather.  
Georgetown - BLM Grants  
Coloma/Lotus area  
South County project

## Grants

7 plans referred to Wildfire Preparedness and Resilience  
28 councils under EDC Firesafe Council  
Chipping well funded. 2 visits per calendar year!  
Defensible Space program closing until additional grants

## County Biomass Working Group

Lots of discussion with SMUD and stakeholders

## 2. California Conservation Corps - CCC

Was in our community off and on from 1/23 to 2/2.  
14 crew members worked in the Lodge meadow/campground  
Reduced fallen trees to firewood for residents and burned  
slash. Weather conditions restricted work/travel times.  
Total of 20+ hours X 14 = 280 hours of work completed.

Big Thank You to all Fire Safe Committee members that  
volunteered to provide afternoon snacks for the crew.

Talks are ongoing for future help from the CCC for maintenance  
of the SSOA common areas.