

SIERRA SPRINGS OWNERS ASSOCIATION
Board Meeting Minutes
March 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, and Jessikah Cummings, Treasurer. Director, Scott Wheeler had an excused absence.

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

- Meet with Property Owner at Unit & Lot # 22-115 regarding his Architectural Application that was submitted.
- Personnel -- Opening for a Maintenance person
- Propane Bids -- Discussed propane providers
- Recording Meetings -- Per Davis Stirling we are not required to record meetings.
- Roads compromised by water
- Commercial Appraisal -
- Update on Bids for remodeling the Wisteria Restrooms
- Update on Lighting Plan at Lodge
- Discussed property at Unit & Lot # 21-004, Fire violation
- Criteria for Small Claims Action on Fines.
- Discuss the Association cleaning up Unit & Lot # 003-238 that is becoming a dumping ground for various items and is identified by the Fire Safety Committee as a fire hazard.
- Discuss acquiring access either by cutting a road to the upper portion of the Meadow for fire debris clean-up or receiving a written easement from the property owners at Unit & Lot #23-159.
- Kay Campbell, Chairperson for the Fire Safety Committee would like the Board to write a letter to the four property owners along the Murrieta Creek Trail to receive a Right-of-Entry for that portion of the trail. The Committee would like to gain access via a vehicle and/or a chipper along the trail to the 5 acre Common Area for fire fuel reduction of this common area.
- Stop fire fine effective 01.01.2023 on Unit 302
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Executive Meeting was held on Wednesday, March 1, 2023 via Zoom

- Remove CC&R Fine from 003-262 effective 02.01.2023 \$100 fine remains on file.
- Remove CC&R Fine from 003-291 effective 02.01.2023 \$500 fine remains on file.
- Update on Lodge Lighting & Card Access
- Update on Wisteria Pool bids

Consent Calendar:

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

- Remove CC&R Fine from 003-262 effective 02.01.2023. \$100 fine remains on file.
- Remove CC&R Fine from 003-291 effective 02.01.2023. \$500 fine remains on file.

APPROVE MINUTES FROM: February 8, 2023

Cathy Petersen made a motion to approve the February 8, 2023 Minutes as presented. Jessikah Cummings seconds the motion.

OPEN FORUM: Member, Daniel Greathouse wanted to know if the Board would entertain AT&T by installing fiber optics, high speed internet within SSOA at a cost to the Membership. The Board recommended that Daniel put together some information to present to the Board and to the Membership.

Manager's Report: Association Manager, Shelly Thompson reported:

- Hired a new Maintenance person, Mike Thomas, to replace James Stark.
- Contacted New Leaf Tree Service to provide bid to clean up portions of non-county maintained roads, sue to storm damages.
- Discussed the damage to the drainage pipe at the bottom of the 7 acre greenbelt and the erosion to Wisteria playground & seasonal creek.

Treasurers Report: Treasurer, Jessikah Cummings

FEBRUARY'S TREASURER'S REPORT

Eugene Burger Management Corp. (EBMC) was not able to provide the monthly financial at the time of the meeting. EBMC should have financials available by the April meeting. EBMC will mail out April's billing statements in the next few days.

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

Road Committee None

CC&R Committee: Cathy Petersen stated that CC&R inspections have been completed and 21 letters have been mailed out to those properties in violation of the CC&R's.

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

03-A01 – Parking Lot Lighting – Bid submitted by Pappas Energy Inc. to install parking lot lighting, lighting on lawn area at Lodge, light on corner of Lodge, and running electrical to tennis court gate to accommodate a card reader. Cathy Petersen made a motion to approve the bid submitted by Pappas Energy Inc. Lynda Cardwell seconds the motion. M/S/C Petersen/Cardwell 5-0 motion carries

03-A02- Wisteria Pool Restroom Remodel – The cost for tile work on the floors was too high. Look at different material such as apoxsee paint on floors to reduce the cost of the project. The Board wanted to revisit this project in the Fall.

Cathy Petersen made a motion to adjourn the meeting at 7:17 pm. Jeremy Dornbier seconds the motion. M/S/C Petersen/Dornbier 5-0 motion carries

Who is a Responsible Person?

Revised to include Local Government Agencies

No Government Building requirements under 4291 PRC

Ordinance does not apply to Federal or State owned lands

Exception: Public Schools

What is a Structure?

Revised to include Government Buildings

Accessory Buildings Barns, detached buildings clarified

C. Defensible Space

12 subsections modified

Section 8.09.70 revised to reflect compliance with 4291 PRC

“Good Neighbor” provisions remain with language change to say “Neighbor” (a good neighbor would have already done it!)

Defensible Space may be extended up to 300' from structure when topographic conditions require it.

D. Critical Infrastructure

Essential services at risk to population

L.P.G. Distribution areas

Telecom sites - cell towers

Free Standing Solar Farms

Public/Private water distribution facilities

Hospitals

Hazardous Materials facilities

E. Enforcement Process

Refer to El Dorado County Code 9.02

In line with Code Enforcement process to abate problems

County owned facility is not exempt from ordinance.

Ordinance 11.02.19 Sale of Real Estate

Inspection by CalFire

FireSafeCouncil Assessment forms will not be valid
Roadways that may be used as Evacuation Routes to be maintained with minimum 10' clearance on each side of roadway.

Evacuation Routes to be determined on public and private roads.

New revised Ordinance to be presented to BOS in March.

Additional Items from meeting:

Hazardous Tree Program

\$1.7 million dollar grant to remove hazardous trees from private property.

Program manager will be MB&G out of Auburn

What is a hazardous tree:

Trees that threaten habitable structures or ingress/egress
Application will be on EDC website much like chipping program
Will be opening end of March? Looking for 200-250 applications
Will require three visits to property.

1. To assess hazard
2. To meet with contractor to assign scope of work
3. Follow up to photograph improvement

New EDCfiresafe.org website (wholesale redesign of website)

Current website over loaded two administrators. Want to consolidate to Lanatech going forward.

New Assessment (Evaluator) Classes

20-25 participants

two 8 hour classes scheduled for April 21/22 (Friday/Saturday)

other classes to follow. Will include in field surveys

Lunch provided

Classes held at Diamond Springs Hall behind Fire Station

Grants

Currently \$14 million for 11 different communities
SS-2 still underway, funded till 9/202
\$25 million awarded for Weber Creek including home hardening

Chipping Program

30 jobs completed in January
Community events encouraged
3 Fire Safe Councils applied. Each resident must apply separately

Biomass

El Dorado County approved a fatal flaw assessment for Camino CoGeneration
SMUD received a \$500,000 grant for site selection in El Dorado County. Looking at Black Oak School District
A mobile biomass contractor being looked at for 2024