

SIERRA SPRINGS OWNERS ASSOCIATION
Board Meeting Minutes
April 12, 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, Scott Wheeler, Director. Jessikah Cummings, Treasurer, attended via Zoom. Lynda Cardwell 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 & March 1, 2023 at 5:30 pm

Consent Calendar: Cathy Petersen made a motion to approve the Consent Calendar. Jeremy Dornbier seconds the motion.

- Unit & Lot # 003-238 – Serve property owner at new mailing address. Proceed with foreclosure of property.
- Unit & Lot # 003-238 -- Approve Association to clean up the property and charge it back to the property owner.

- Internal Dispute Resolution (IDR) Zoom meeting on 04.06.23 with property owner at Unit & Lot # 21-003. Discussed a resolution to bring property into fire safety compliance and pay past due fire fines. Property Owner agreed to meet with Evaluator, have property brought into fire safety compliance within 60 days of meeting with Evaluator and Property Owner will set up a payment plan to pay off her past fire fines. The Association will match dollar per dollar of paid fire fine from their account.
- In person meeting on 04.06.23 with Property Owner at Unit & Lot # 21-004. This property is now in compliance with the fire safety rules. Agreed to stop and reverse all fire fines.

- Internal Dispute Resolution (IDR) via Zoom on 04.06.23 with Property Owner at Unit & Lot # 21-042. Viewed property prior to the meeting and found there was no CC&R violation on the property. Since there is no CC&R violation on property fines will be stopped and removed from account.

Bid submitted by New Leaf Tree Service in the amount of \$4,600 to remove hazardous Pine tree and several small trees in the 7 acre Greenbelt

APPROVE MINUTES FROM: March 8, 2023

Jeremy Dornbier made a motion to approve the March 8, 2023 Minutes as presented. Scott Wheeler seconds the motion.

OPEN FORUM: None

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

- Another hazardous tree along the walking trail below the 5 acre common area. Getting bids to have tree removed.

- Exterior lighting is almost completed. There are some minor irrigation repairs that need to be done.

- Card access at the tennis court will be activated as soon as I upgrade the Isonas software from 5 doors to 6-20 doors. The software expires in June 2023, I will need to purchase the upgraded software to tie-in the new card reader at the tennis court. The additional cost is \$550 for the upgrade with a total overall cost of \$1,000 for a one year subscription for 6-20 doors.
- The installation of the card reader is an additional cost. I do not know what the estimated cost is at this time.
- There are areas on the Lodge lawn that require topsoil and lawn seed to repair the areas that were dug up from installing the electrical wiring for the exterior lights and card access.
- The load of gravel has been delivered today to the maintenance garage.
- The replastering at the Wisteria pool is scheduled for mid to late May depending on weather. There is the possibility that the pool may not open on Memorial weekend. I will keep you posted.

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.

Account Balances as of 03.31.23

Operating Account	\$46,203.69
Capital Reserve Account	\$69,320.85
Forest Fund Account	\$77,115.11
Road Fund Account	\$68,890.38
Edward Jones Investment	\$215,673.09

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

Road Committee: None

CC&R Committee: None

Events Committee: SSOA Pancake Breakfast & Easter egg hunt was attended well.

04-A01 – Collection Policy – SSOA Collection Policy was revised to reflect California Civil Code section 5650(b)(2) Cathy Petersen made a motion to make the necessary changes in the policy and send it out to the membership for review. Jeremy Dornbier seconds the motion.
M/S/C Petersen/Dornbier 5-0 motion carries

04-A02- Fire Prevention Safety Rule – SSOA Fire Prevention Safety Rule was revised, and the Board agreed to the changes. Cathy Petersen made a motion to make the changes to the Fire Prevention Safety Rule and send it out to the membership for review. Jeremy Dornbier seconds the motion.
M/S/C Petersen/Dornbier 5-0 Motion carries

04-A03 – Commercial Appraisal & Increase Insurance Coverage of Lodge – Based on the report, it is recommended to increase the coverage of the Lodge to 1.5 million at a cost of \$20k annually.

04-A04 – Culverts & Seasonal Creek at Wisteria – Bid to correct erosion issues at the Wisteria Pool, seasonal creek & drainage at playground. A bid was not available at the time of the meeting. This item will be carried over to the next Board Meeting.

04-A05 – Weed Abatement Bid – El Dorado Weed Control to spray portions of the non-county maintained shoulders and portions of the common areas around the Lodge. Any members who do not want to have the portion of the shoulder in front of their property are to put up a sign that reads, “No Spray” in 4” letters. Cathy Petersen made a motion to approve the bid not to exceed \$5,300. Jeremy Dornbier seconds the motion.

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

04-A06 – 2022 Financial Review – 2022 Financial Review presented by Kass & Company, CPA’s. Cathy Petersen made a motion to approve the 2022 Financial Review as presented. Jeremy Dornbier seconds the motion.

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

Cathy Petersen made a motion to adjourn the meeting at 8:02 pm. Jeremy Dornbier seconds the motion.

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

Fire Safety Committee Report 4/12/2023

1. EDC Fire Safe Council 3/15/2023

Hugh Council: Defensible Space/Home Hardening
Classes being held April 21-22 and May 10-11
Firewise Assessments - Standardized program
55,000 properties in VHHZ (very high hazard zone)
Wants 7,500 assessments annually. 7 yrs to reach 55,000
Educational approach-no intent to write citations
Percentage of homes evaluated vs percentage compliance

Pat Dwyer: Air Quality Management approved \$355,000
chipping grant. \$150,000 up front. Grant expires 2026
Request ramp up of chipping program - 2 jobs per year
Chipping currently under margin!

2. Office of State Fire Marshal - OSFM.FIRE.CA.GOV

Community Wildfire Preparedness and Mitigation Division
Wildfire Public Education
Webinars on bottom of page.

Strategic Fire Plan and Unit Fire Plans Webinar 3/27/2023

3. EID (El Dorado Irrigation District)

Right of Way Reinforcement Plan
273 page report by GEI consultants
550 acres of land along EID water ways
Going to utilize hand crews, mechanicals, burn piles
No chemical spraying
0.5 acres per day of vegetation clearance
Work hours 7 am - 7 pm Monday-Friday
5 year plan to completion then ongoing

4. CCC back in SSOA Complex

This Mon. Wed. Thur.

Then next week Mon. Wed. Thur.

Working on Evacuation Routes / Roadside Clearance

Then storm damage in common areas

5. Common Area Evaluations will be submitted to SSOA Board
by 5/1/2023.

6. Defensible Space Evaluations will begin May 15, 2023.