

SIERRA SPRINGS OWNEERS ASSOCIATION
Board Meeting Minutes
July 12, 2023

Call to Order: The meeting was called to order at 6:30 pm.
M/S/C Petersen/Dornbier

Board Members Present: Cathy Petersen, President, Jeremy Dornbier, Vice President, Jessikah Shambach, Treasurer and Lynda Cardwell, Secretary. Director, Scott Wheeler, had an excused absence.

Approved Agenda:
M/S/C Petersen/Cardwell

Meeting Agenda

The 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, July 5, 2023

- Accounts going to Collections - Originally scheduled for July 15th, amend to July 30th.
- Remove Late fee of \$50 on Unit & Lot # 001-047
- Pool Phone Lines
- Update on Merging of Lots
- Fire Prevention clean-up on non-County maintained roads – Bid submitted by New Leaf Bid - \$35K
- Stop Fire Fine on Unit & Lot #002-120 effective 05.31.2023. MC 06.23.2023 \$1,000 balance remains on account.
- Impose Fire Fines on the following properties effective 08.01.23
- 024-175, 001-047, 024-185, 001-096, 001-098, 002-147, 001-017, 002-185 & 021-035
- Payment Plans –
- Unit & Lot # 001-095 owes \$892.50 as of 07.01.23, pay \$100 per month until balance is paid in full.
- Unit & Lot #025-240 Pay \$100 per month until paid in full. Request from Board to remove \$400 of the \$800 owed in fire fines.
- Unit & Lot # 001-060 Pay \$59 a month + \$50 a month toward outstanding balance until account is paid in full.
- Unit & Lot #002-141 Pay \$500 now and the remaining balance on July 26, 2023.
- Collections –
- Review *Collectability Profile* on Unit & Lot #003-238 Authorization to Proceed with non-judicial foreclosure, convert the file to a civil action in Small Claims Court, convert the file to a civil action in Superior Court or convert file to a Lien & Hold.

- Review *Collectability Profile* on Unit & Lot # 002-125 Authorization to Proceed with non-judicial foreclosure, convert the file to a civil action in Small Claims Court, convert the file to a civil action in Superior Court or convert file to a Lien & Hold.

APPROVE MINUTES FROM: June 14, 2023

Cathy Petersen made a motion to approve the June 14, 2023 Minutes as presented. Lynda Cardwell seconds the motion. M/S/C Petersen/Cardwell 4-0 motion carries

CONSENT CALENDAR: Cathy Petersen made a motion to approve the Consent Calendar. Lynda Cardwell seconds the motion.

M/S/C Petersen/Cardwell 4-0 motion carries.

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- Unit & Lot #025-240 Pay \$100 per month until paid in full. Request from Board to remove \$400 of the \$800 owed in fire fines.
- Review *Collectability Profile* on Unit & Lot #003-238 Authorization to Proceed with non-judicial foreclosure.
- Review *Collectability Profile* on Unit & Lot # 002-125 Authorization to Proceed with a Lien & Hold.

OPEN FORUM: Two members who live on Five Spot Road asked the Board if they would consider putting some rock in the culvert ditch on portions of Five Spot Road to prevent drivers getting stuck in the ditch during snowfall. The Board said that they would have to look into it.

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

- The Wisteria Pool has been replastered today and is currently being filled with water. Once the pool is full of water Mike Thomas will need to brush the sides of the pool to broom the excess plaster dust. Then the water will need to be chemically treated and inspected by the Health Department.
- The Reserve Study will be performed in the next two weeks.
- Working on a Worker's Comp Audit that should be completed at the end of this week.
- Portions of the Meadow will need to be weed whacked.

JUNE'S TREASURER'S REPORT

Account Balances as of 06.30.23

Operating Account	\$16,833.26
Capital Reserve Account	\$49,030.68
Forest Fund Account	\$81,141.47
Road Fund Account	\$77,338.33
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: Ice Cream Social at the Wisteria Pool on August 5th, 2023 from 11:00 am – 2:00 pm.

07-A01 – Phone Lines at Lodge & Wisteria Pool – Discussed going with another provider for phone services or canceling some of the phone lines. There is a significant savings if we change providers or cancel some of the phone lines. The Health Department does not require a landline in service to operate the pools. As long as there are signs posted, “*NO LIFEGUARD ON DUTY*” and “*SWIM AT YOUR OWN RISK*”, which there is signage posted at both pool locations. Cathy Petersen recommends turning off all Recreation Cards in the fall until each Member indemnifies the Association. Once Members sign off on the acknowledgment form their Recreation Card will be reactivated.

Cathy Petersen made a motion to keep the Office number (530) 644-2182 with AT&T and cancel the other 4 phone lines with AT&T. Jeremy Dornbier seconds the motion.

M/S/C Petersen/Dornbier 4-0 motion carries.

Cathy Petersen made a motion to approve a phone line in the lodge kitchen with VOIP as a trial run. Jeremy Dornbier seconds the motion.

M/S/C Petersen/Dornbier 4-0 motion carries

07-A02 – Roadside Clearing – Reviewed two bids for Fire prevention clean-up on non-County maintained roads. Lynda Cardwell approved a bid submitted by Godzilla Tree Service in the amount of \$33,395. Cathy Petersen seconds the motion.

M/S/C Cardwell/Petersen 4-0 Motion carries

07-A03- Merged Lots: (06-A03) New Management Company advised SSOA that owners who merged lots are required by the CC&Rs. Although the lots have been merged the owner(s) must continue to pay quarterly assessments on both lots.

The Association reached out to an attorney for clarification and was told that:

- The CC&Rs consistently provide '**one person who owns more than one Lot must pay full membership assessment on each Lot owned....**'
- The Association can continue with the Assessment Practice if the recorded maps of the development have been amended to reflect the mergers.
- The maps are filed with the El Dorado County recorder.
- If the maps have been amended to reflect the merged lots, the practice can continue.
- If the maps have not been amended the Assessment Practice violates the CC&Rs.
- No past, present or current board of directors has the authority to amend the CC&Rs

The Boards position is:

- A copy of the Maps will be purchased and reviewed to determine if the Maps were amended when the lots were merged.
- If the Maps are not amended, Members who have been paying only one (1) quarterly assessment will be advised that they are now required to pay quarterly assessments for each lot on the Map.
- No past dues will be requested.
- This will be an agenda item at each monthly board meeting until the issue is resolved.

The Board has decided that the Member should provide the Maps were amended when the lots were merged. If Members can provide such a Map, then the Board would consider grandfathering those Members in as one billable property. If the Member cannot provide a Map, then they will be billed for each property.

**Cathy Petersen made a motion to adjourn the meeting at 8:04 pm. Jeremy Dornbier seconds the motion.
M/S/C Petersen/Dornbier 4-0 motion carries**