

**SIERRA SPRINGS OWNERS ASSOCIATION**  
**Board Meeting Minutes**  
**August 9, 2023**

**Call to Order:** The meeting was called to order at 6:28 pm.  
M/S/C Petersen/Cardwell

**Board Members Present:** Cathy Petersen, President, Lynda Cardwell, Secretary, and Scott Wheeler, Director. Jessikah Shambach, Treasurer 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, August 2, 2023**

- 5:15 pm Kay Campbell – Chairperson Fire Safety Committee
- 5:30 pm Les Richards – Fire Evaluator
- Closed Session Meeting with Board – 5:45 pm Member at Unit 404 – Fire Fine imposed on property 10.01.22 owes \$1,000.
- 6:00 pm Zoom Meeting – Member at Unit & Lot# 003-258 Scheduled to be fined on Sept 1, 2023 for fire violation.
- Holidays for Staff - 2 President's Day and Friday after Thanksgiving
- Personnel
- Bank Account Fraud
- Exterior Property Rules Amendments
- Pool Monitors & Security Camera's
- Bid Submitted by Santillan Landscape in the amount of \$1,000 to Weed Eat 4 acre Greenbelt.
- PG&E has marked 11 trees in the Meadow to remove.
- Budget Meetings
- Architectural Applications
- Add Staff for Fire Safety and/or CC&R Evaluations.
- Stop and reverse CC&R fines on 002-129 effective 07.01.23

**Remove/Stop Fire Fines:**

- 024-185 MC 08.01.23 – never fined
- 001-017 MC 07.09.2023 - never fined
- 001-045 MC 07.23.2023 - fined since November 2020. Deceased in May. Heirs cleaned property immediately. Stop fines effective 04.30.2023.
- 002-147 MC 07.24.2023 - never fined
- Discussed several properties that are scheduled to be fined for fire violations effective September 1, 2023 @\$100 per Month. Some properties will meet criteria by the Board Meeting and will be removed from the fine list.

**APPROVE MINUTES FROM: July 12, 2023**

Scott Wheeler made a motion to approve the July 12, 2023 Minutes as presented. Lynda Cardwell seconds the motion.  
M/S/C Wheeler/Cardwell 3-0 motion carries

**CONSENT CALENDAR: Cathy Petersen made a motion to approve the Consent Calendar. Scott Wheeler seconds the motion.**

**M/S/C Petersen/Wheeler 3-0 motion carries.**

**Consent Calendar:**

**Holidays for Staff - 2 President's Day and Friday after Thanksgiving**

**Bid Submitted by Santillan Landscape in the amount of \$1,000 to Weed Eat 4 acre Greenbelt.**

**Stop and reverse CC&R fines on 002-129 effective 07.01.23**

**Remove/Stop Fire Fines:**

- 024-185 MC 08.01.23 – never fined
- 001-017 MC 07.09.2023 - never fined
- 001-045 MC 07.23.2023 - fined since November 2020. Deceased in May. The heirs cleaned property immediately. Stop fines effective 04.30.2023.
- 002-147 MC 07.24.2023 - never fined
- 001-047 MC remove fine
- Future Fire Fines: Effective September 1, 2023 @\$100 per Month
  
- 001-082
- 001-088
- 001-090
- 001-092
- 001-103
- 001-106
- 002-112
- 002-125
- 002-141
- 002-172
- 003-220
- 003-223
- 003-247
- 003-248
- 003-255
- 003-261
- 004-301
- 004-308
- 004-317
- 004-329
- 004-349
- 004-356
- 004-371
- 004-373
- 004-375
- 004-376
- 023-159
- 025-232

**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.

A Member on Wisteria Road notified the Board that there is an Oak tree that is leaning toward his propane tank that belongs to the Association from the common area on Wisteria Road & Pennyroyal Drive. Association Manager, Shelly Thompson responded to the Member that our maintenance person checked the property lines, and the tree was on the Members property. The Member disagreed and wanted to meet with the maintenance person at the property site to view the property lines. Arrangement will be made for the meeting.

Other Members in the audience voiced their concerns with the SSOA Fire Prevention Rules and felt that they were too strict. Discussion about fire safety went back and forth between Board, Fire Safety Committee, and Members.

**Manager's Report:** None

### **JULY's TREASURER'S REPORT**

Account Balances as of 07.31.23

Operating Account	\$72,440.40
Capital Reserve Account	\$34,347.90
Forest Fund Account	\$48,540.06
Road Fund Account	\$83,595.04
Edward Jones Investment	\$215,673.09

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

**Road Committee:** None

**CC&R Committee:** CC&R rounds have been made and 18 letters have been sent to property owners.

**Events Committee:** The Ice Cream Social was held at the Wisteria Pool on August 5<sup>th</sup>, 2023 from 11:00 am – 2:00 pm. There was a large crowd that attended the event.

**08-A01- Exterior Property Rules Amendment** – Reviewed the amendment to the Exterior Property Rules. Cathy Petersen made a motion to approve the amendment to the Exterior Property Rules. Scott Wheeler seconds the motion. M/S/C Petersen/Wheeler 3-0 motion carries

**08-A02- Merged Lots: (06-A03) & (07-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 8:20pm. Lynda Cardwell seconds the motion.  
M/S/C Petersen/Cardwell 3-0 motion carries**