

SIERRA SPRINGS OWNERS ASSOCIATION
Board Meeting Minutes
October 11, 2023

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

Board Members Present: Cathy Petersen, President, Lynda Cardwell, Secretary, and Scott Wheeler, Director. Tom Brown and Jessikah Shambach were not in attendance.

Approved Agenda:
M/S/C Petersen/Wheeler

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, October 4, 2023

Items of Discussion:

- Collection accounts, fire fines & removal of fire fines.
- Tree bid removal & purchase of computer monitor for office.

APPROVE MINUTES FROM: September 13, 2023

Cathy Petersen made a motion to approve the September 13, 2023 Minutes as presented. Scott Wheeler seconds the motion.

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

Emergency Board Meeting was held on September 25, 2023 at 1:00 pm at the Lodge.

Board Members present Cathy Petersen & Tom Brown. Lynda Cardwell was available by phone.

Wisteria Pool Drainage Repairs – Members of the Board met to approve a bid submitted by The Sandman in the amount of \$39,750.

Cathy Petersen made a motion to approve The Sandman bid in the amount of \$39,750 to be deducted from the Road Fund Account. Tom Brown seconds the motion.

M/S/C Petersen/Brown 3-0 motion carries.

Meeting Adjourned at 1:04pm

Cathy Petersen made a motion to approve the Emergency Board meeting on 09.25.23. Scott Wheeler seconds the motion.

M/S/C Petersen/Wheeler 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.

- t0077276 – Unit & Lot #004-342
- t0077318 – Unit & Lot #004-335
- t0077322 – Unit & Lot #004-376
- t0077353 – Unit & Lot #003-273
- t0077380 – Unit & Lot #002-196
- t0077422 – Unit & Lot #001-033

- t0077453 – Unit & Lot #002-147
- t0077468 - Unit & Lot #003-285
- t0077537 – Unit & Lot #002-164
- t0077555 – Unit & Lot #004-381
- t0077603 - Unit & Lot #001-004
- t0077607 - Unit & Lot #003-230
- t0077675 – Unit & Lot #022-106
- t0077772 – Unit & Lot #021-046
- t0077828 – Unit & Lot #022-065
- t0077838 – Unit & Lot #025-232
- t0077840 - Unit & Lot #022-067
- t0077893 – Unit & Lot #301

Impose Fire Fines

Effective November 1, 2023 in the amount of \$100 a month on the following Unit & Lot #'s

002-164

004-372

025-239

Remove Fire Fines:

- 002-137 - Scheduled to be fined 10.01.2023 Reverse.
- 002-159 - Scheduled to be fined 10.01.2023 Reverse.
- 002-163 - Scheduled to be fined 10.01.2023 Reverse.
- 003-282 - Scheduled to be fined 10.01.2023 Reverse.
- 003-026 – Stop effective 09.01.2023. Reverse. \$0 balance.
- 004-301 – Stop fine eff 09.01.2023. \$1,700 remains on file.
- 004-321 - Stop fine 08.01.2023. \$1,300 balance remains on file.
- 021-030 - Scheduled to be fined 10.01.2023 - Reverse
- 024-172 - Scheduled to be fined 10.01.2023 - Reverse
- 025-214 - Scheduled to be fined 10.01.2023 – Reverse
- 025-241 – Scheduled to be fined 10.01.2023 – Reverse
- 022-110 - Scheduled to be fined 10.01.2023 – Reverse
- 022-090 – Scheduled to be fined 10.01.2023 – Reverse
- 003-248 – Stop & Reverse all Fire Fines 09.01.23
- 002.133 Stop & Reverse Fire Fines 10.01.23
- A-Team Bid to remove 2 trees on Common Area at Wisteria & Pennyroyal in the amount of \$850.
- New Computer Monitor \$300

OPEN FORUM: A Member had concerns about their fire fines on their property. Cathy Petersen reviewed the process in detail.

Manager's Report:

None

Treasurer's Report 10.11.2023, September 2023 Financials:

In July 2023 there were 42 accounts that were one year plus past due. Ultimately 21 accounts were submitted to Collections. Of the 42, 8 paid their balances to zero; 4 requested payment plans; 4 properties sold; the others reduced their balances below Collections qualified. The SSOA Collection Agency, Allied Trustee Services has thirty-seven (37) SSOA Accounts.

The amount owed to SSOA from the Properties in Collections as of September 30, 2023, is \$114,175.06. These amounts are dues only. Fines are separate. 15 of the 37 accounts in Collections are being fined. The total of the Outstanding Fines as of October 6, 2023, is \$95,600.

A couple of the owners have expressed anger over being sent to Collections. They have stated they will bring their dues current but will not pay the Collection fees. They have been told that someone has to pay their Collection fees and that the Association cannot use dues paid by others to pay the fees for them.

As of October 9, 2023, three (3) of the 21 Accounts submitted to Collections have paid their dues in full. Fines were not collected, but the dues are current.

As of September 30, 2023, nine (9) other accounts were identified as more than 1 year past due. Once the Q4 statements are added as of October 1, 2023, this will bring these accounts to a minimum of 15 months past due. These members will be contacted and given time before being submitted to Collections.

The September Financials showed the Bank Account Balances as:

Operating Account:	\$ 15,394.04
Capital Reserve:	\$ 42,889.02
Forest Fund:	\$ 56,097.99
Road Fund:	\$ 93,216.52
Edward Jones (Road)	\$215,673.09

These numbers are not completely accurate. Funding of the Reserve Accounts for June 2023 has not been corrected. The Reserve Accounts were not funded in June when the SSOA bank account fraud occurred and in the process of setting up new accounts this was over-looked.

Spending is on track.

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

Road Committee: None

CC&R Committee: Progress being made on CC&R's.

Events Committee: Saturday, October 28, 2023 Trunk or Treat event at the Lodge from 5pm until 7pm.

Saturday, December 9, 2023 Christmas event with Santa at the Lodge from 1pm until 3pm.

Cathy Petersen made a motion to adjourn the meeting at 7:20 pm. Scott Wheeler seconds the motion. M/S/C Petersen/Wheeler 3-0 motion carries

