

SIERRA SPRINGS OWNERS ASSOCIATION

Board Meeting Minutes

November 8, 2023

Call to Order: The meeting was called to order at 6:30 pm.

M/S/C Petersen/Brown

Board Members Present: Cathy Petersen, President, Tom Brown, Vice President, and Scott Wheeler, Director. Lynda Cardwell, Secretary, had an excused absence. Jessikah Shambach resigned from the Board effective immediately.

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, November 1, 2023

Items of Discussion:

CC&R Violations, Remove/Stop/Reverse Fire fines.

Cathy Petersen made a motion to approve the executive Meeting Minutes from November 1, 2023. Tom Brown seconds the motion.

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

APPROVE MINUTES FROM: October 11, 2023

Cathy Petersen made a motion to approve the October 11, 2023 Minutes as presented. 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.

- Impose CC&R violation of \$100 per month on Unit & Lot #'s 004-349 & 025-241 effective 12.01.23.

Remove/Stop/Reverse Fire Fine:

- Unit & Lot # 002-185 Remove September & October fines. \$100 balance for August 2023 remains.

OPEN FORUM: A Tenant at Unit & Lot # 21-030 addressed the Board regarding a CC&R letter that they received for a temporary carport. The Board agreed to the temporary carport as long as the Property Owner completes an Architectural application for the carport and that it is removed no later than June 1, 2024.

Manager's Report:

- We contracted with The Sandman to correct the drainage issues that we have had at the Wisteria pool playground & parking area.
- I am in contact with roofing contractors to inspect the maintenance garage roof & gutter system. I will have further information as it come available.

- The Browning Reserve study mentioned the central heating system at the Lodge may need replacing soon. I had Comfort Control Heating & Air Conditioning come out to perform a diagnostic service inspection on the heating system and found that the burners needed cleaning and the OEM sensor needed to be replaced. I also had the technician inspect the propane insert and found that it was operating in good condition.
- I received a bid to have the office mini split that was purchased from Home Depot about a year ago to be installed in the office at a cost of \$3,745.

Treasurer's Report 11.08.23, October 2023 Financials - Cathy Petersen reported:

The October Financials showed the Bank Account Balances as:

Operating Account:	\$ 52,238.36
Capital Reserve:	\$ 51,412.48
Forest Fund:	\$ 63,779.86
Road Fund:	\$ 104,779.86
Edward Jones (Road)	\$ 215,673.09

These numbers appear accurate. 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. Funding of the Reserve Accounts has now been corrected.

The Road Fund account will decrease by \$40K+ as The Sandman has completed the Wisteria Drainage Project and submitted his invoice for payment. In addition, his retainer fee for the winter of 2023-2024 is due.

Overall, the Financials show that the Association is in good shape and within budget. One GL entry of \$806 needs to be reclassified. Spending is on track with the exception of two Accounts that are trending over-budget. Telephone Utility Expenses and Gas for the Association Vehicles.

2023 Telephone Expenses were budgeted for \$5K and YTD SSOA has paid \$9,039. The board voted to cancel the Wisteria Pool Line, the Lodge Pool Line and the Garage & Kitchen line, which I believe is the same line. These cancellations will be announced in the December Newsletter and Shelly is being tasked with getting these lines cancelled as soon as possible. In addition, Shelly will be ordering new signs for the Pools.

No surprise that gas expenses are exceeding budget. Gas prices were significantly less when the budget was created in August of 2022.

The Financials indicate that there is \$263,087.13 owed to the Association. EBMC shows violations (fines) at \$88,700 and SSOA October 1, 2023 report shows \$95,100. The SSOA September 30, 2023 report had \$114,175 in Collections. Both of these accounts need to be audited. However, using the \$263,100 from the Financials and deducting the \$88,700 and the \$114,175 there is still over \$60K in unpaid dues.

For me, dues Collections are the top priority and Donna, and I are working together to reduce this number.

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.

11-A01 – Grandfather Merged Lots paying one quarterly dues: Unit & Lot #'s 023-164, 402, 3-274, 23-171, 22-119 & 012 - Cathy Petersen made a motion to Grandfather the mentioned lots to pay only one dues for their merged property. Tom Brown seconded the motion.
M/S/C Petersen/Brown 3-0 motion carried.

11-A02 – Policy of Future Merged Lots Paying 1 or 2 quarterly dues – Cathy Petersen made a motion to no longer permit property owners to merge lots. A policy defining the Rule will be written and presented to the Board & Membership. Scott Wheeler seconded the motion.
M/S/C Petersen/Wheeler 3-0 motion carried.

11-A03 – Sandman Snow Plowing Contract – Cathy Petersen made a motion to approve The Sandman's snow plowing contract for 2023/2024. Tom Brown seconded the motion.
M/S/C Petersen/Brown 3-0 motion carried.

11-A04 – Sandman Sanding Contract – Tom Brown made a motion to approve The Sandman's sanding contract for 2023/2024. Scott Wheeler seconded the motion.
M/S/C Brown/Wheeler 3-0 motion carried.

11-A05 – Discuss suspending fines over the winter months – The Board discussed suspending fire fines over the winter months. Cathy Petersen made a motion not to suspend fire fines over the winter months. Tom Brown seconded the motion.
M/S/C Petersen/Brown 3-0 motion carried.

Cathy Petersen made a motion to adjourn the meeting at 7:57 pm. Tom Brown seconded the motion.
M/S/C Petersen/Brown 3-0 motion carried.

Fire Safe Committee Report 11/8/2023

This day in history:

Fifth anniversary of the Campfire in Paradise California
Most destructive and deadliest in California's history
Started 11/8/2018 by faulty PGE Equipment
85 deaths
18,804 buildings destroyed
Cost \$16.65 Billion (2018 USD) Costliest fire world wide

1. El Dorado County Fire Safe Council Meeting 10/18/2023

New Associate Fire Safe Council - Rescue Community FSC

Veteran's Day Breakfast 8:00 - 10:30 am Firefighters Hall
Diamond Springs

Fire Safe Council Member Certificates

4 Hour Defensible Space Class to be held in Spring 2024

International Building Code for W.U.I. to be adopted 2025
will be Part 7a of Title 14 CCR

EDCfiresafe insurance covers people out on assessments

Cal Fire - Jeff Hoag 3000 inspections completed in Cameron
Park area

EDC Fire Chief - Tim Cordero reported on apparatus ordering
usually 12-18 months now it takes 4 years!

ENF- El Dorado National Forest - Jacobie Waters
Burning 144 acres Peavine Road. 160 acres more in area
62 acres along Sly Park focus is on areas near homes

Chipping - Jessica Isabel
\$258,000 spent on 641 jobs so far this year

Defensible Space
\$203,125 spent on 196 jobs

Hazardous Tree Program
\$30,000 spent

2. OSMOSE

Private contractor surveying old power poles with cable/phone will be removed and cable/phone wires to be attached to PGE poles.

3. Letter from State Senator Marie Alvarado-Gil

<https://sd04.senate.ca.gov>

Area covers 25,000+ sq. Miles

Lives in Amador County

Aware of insurance for mountain communities

4. Cal Fire News letter

CCC going to be trained in late fall 2023 to conduct Assessments on state facilities located in Very High Fire Hazard Zones.

5. California Wildfire Mitigation Program

California OES and Cal Fire

Pilot Phase

Residents in poverty

Residents with a disability

Residents over 65 yrs of age

Residents under 5 yrs of age

Residents with language barriers

Residents without a car

Qualifications

Be the legal property owner in a participating area

Be willing to participate in a home assessment
Be willing to sign a R.O.E. for contractors

Applies to 4 counties at this time

Whitmore area in Shasta County Zip 96096

Dulzura area in San Diego County Zip 91917

Kelseyville-Riviera area in Lake County Zip 95451

West Mt. Shasta in Siskiyou County Zip 96067

6. FA50 Project - Sierra Springs, Pine Unit

57 1/2 Acres treated along north fork of Clear Creek

along Pine Tree Lane near Sierra Springs Drive

Completed and equipment moved off unit.

7. El Dorado County Fire Safe Council Newsletter

Foothill Fire Flash

Update on Insurance News

Mapping tools

Rx Burns - smoke issues