

SERENE LAKES PROPERTY OWNERS ASSOCIATION

Minutes of the Board of Directors Meeting

Date and time: March 23, 2019 - 3:30 PM

Location: Sierra Lakes Water District

7300 Short Street

Secretary: Cathy Pearson

Budget Meeting: Budget meeting began at 3:40 PM. Diane Scanlon presented the new proposed budget for this next year. The budget shows negative income, but that is due to over estimating our costs and under estimating our income. Last year a deficit budget was presented, but we ended up in the black. Currently we have \$176,000 in cash. This is more cash on hand than we had at the same time last year.

It was moved by Cathy Pearson to approve the budget for the 2019-20 fiscal year as presented. The motion was seconded and unanimously.

1. Call to Order. The meeting was called to order by SLPOA President Diane Scanlon at 4:06 PM.

2. Roll Call Of Directors. Members present were Roger Drosd, Dennis Fisco, Tim Kustic, Bob McCormick, Cathy Pearson, Diane Scanlon, and Jonathan Sorger, Participating by phone were Joni Rubin and Jenyth Gearhart-Utchen.

3. Minutes. It was moved by Dennis Fisco and seconded to approve the minutes from the January 26th meeting. Motion carried.

4. Agenda Edits. Diane Scanlon moved to move certain New Business items to the top of the New Business section and to discuss the the more lengthy items towards the end of New Business. The motion was seconded. Motion carried.

5. Treasurer's report. The treasurer's report presented by Dennis Fisco was discussed during the budget meeting. SLPOA's finances are sound and membership income is coming in as expected.

6. Administrative Assistant Report. Meagan Goode gave an update on the cost of the phone at Lot 1. She has been looking into lowering the cost of phone service which is currently \$80/month. She has researched possible alternatives to our current service. One option might be a prepaid cell phone, but that could be problematic if there was no electricity for the cell towers. General reliability of cell service was also discussed. Megan will look into the possibility of a residential line as opposed to a business line for Lot 1. She also mentioned that many sales are lost at the snack shack and with merchandise due to lack of being able to charge items. She will also get costs for internet service for Lot 1 so that the possibility of charging items can be considered.

7. Committee Reports.

a. Membership. Currently there are 459 members, with 7 being brand new members. There will probably be an increase when residents want to reserve a boat sticker later this month.

b. Fire and Propane Safety. We have received our FireWise Certificate. Although this is a plus for our community, it may not help residents acquire fire insurance for their homes.

Propane safety was also discussed. Diane was hoping that we could publish a list of “diggers” who could dig out propane tanks. A disclaimer would have to be included because most of the persons who do the digging do not have any training about propane safety. Perhaps this would be best put on the Facebook page as opposed to the SLPOA website. It was moved by Diane and seconded that we provide a list of “diggers” with an accompanying disclaimer as a resource for residents. Motion carried. An article appearing in the October newsletter might be helpful as well. Propane suppliers might also have the names of resources. Currently, there are approximately 31% of the propane tanks which are underground while 61% are above ground. The board was reminded that emergency personnel have a map of the placement of the propane tanks in Serene Lakes. Secondary regulators tend to be problematic if they are not appropriately protected. It was asked if a structure could be placed around a propane tank. It must be only 3 sided, fire retardant and should have a lean-to roof structure. It should also be approved by an engineer.

c. Stewardship. The Ragnar will be at Sugar Bowl this year.

d. Land Trust. Jonathan met with Perry Norris and John Svahn. The Land Trust received approximately \$350,000 to be used in the area around Serene Lakes for forest thinning. The thinning will primarily be down Serena Creek Canyon and behind the homes at the end of the pavement of Soda Springs Road. The work will begin after Labor Day.

d. Government Liaison. No report.

e. SLCWD. Dennis Fisco moved to add 10 more boat storage slots at Bales and Swiss Court. The motion was seconded and carried. Diane Scanlon also signed the new agreement with the SLCWD for the use of Lot 1.

f. March 30th will be the first day to apply for boat storage stickers. Members may apply for 2 free stickers at Lot 1. Check the website for fees at other locations.

g. Volunteers. No report.

h. Chipping. Megan is working on arrangements for this summer’s chipping.

i. Serene Lakes Days. Sharon Ruffner has asked for money for new supplies. There is money in the budget to cover the request.

j. 4th of July Celebration. No new updates.

k. Website/Facebook Development. Roger Drosd and Megan have met regarding this. According to George Lamson our current service can accommodate the changes that are being proposed. The committee is looking for easier usability, ability to buy merchandise on line, and having a more modern look. They are looking for updating the website and a possible for new website provider. Currently Megan does not have access to all of the different areas of the program which is also problematic. The committee has a list of the functions they want and will work with George. Megan will get a list of what accessibility she needs to Diane. There will probably be no direct merchandising by this summer.

8. Old Business.

- a. Fish Stocking. The Lakes will be stocked with twice the amount of fish this summer.
- b. Lot 1 Signage. The Lot 1 Rules were discussed. Dennis moved to adopt the new rules. The motion was seconded and approved. The rules should be added to the website and the Lot 1 signage should be modified. Bob McCormick will see that the signage is adjusted. Added to the "Rules for Lot 1 Usage" is: Tents/ umbrellas should be properly anchored. No personal property including tents may be left overnight. Added to the "General Rules": 12. No personal property to be left on the beach over night. Tents or umbrella's must be properly staked. It was advised that an article be published in the newsletter re: no tents being left up overnight.

9. New Business.

- a. Road Repairs for Hwy 40. Road repairs should begin this next year. Hopefully, the bridge by the Soda Springs Ski area will be replaced by 2020. There is a plan to add a call system to alert residents and owners about roadwork updates. There should be updates every two weeks.
 - b. Speed controls in Serene Lakes. Concern was expressed again about speeding in Serene Lakes. Removable bumps were discussed, but it was felt that the best option would be to place speed signs (the kind that show your speed and flash if you are over the speed limit.) at various locations around Serene Lakes during holiday weekends. According to research these signs are very effective. Dennis will contact Placer Co. regarding the placement of these signs.
 - c. Nominating Committee. Dennis Fisco will lead the committee. Bob McCormick, Diane Scanlon and Cathy Pearson will be committee members.
 - d. Proposal for Fire Prevention Events. Discussed showing the movie "Wilder Than Wild" as well as having special speakers and possibly events for kids, i.e. teach the kids how to use fire extinguishers or have fire engines for them to see. We might be able to show an additional movie that gives more specific information about practical actions you can take on your own lot to create more defensible space. We might also invite tree services who provide tree and lot clearing services as a convenience to our members. It was suggested that we might want to show it at our own local fire house and have a BBQ to attract more people. The FireWise group are willing to help organize an event as well. It was also suggested that we have 2 separate events, one the weekend before the 4th of July and one after the 4th. The Fire Committee will begin work on this and we will revisit this at the next meeting.
- The problem with finding fire insurance was also discussed. Could we provide a letter to insurance companies explaining all of the actions we have taken to become more fire safe? This could possibly be put on the website. Dennis and Bob will look into which insurance companies that write policies in this area and ask if there is anything we can do as a community and individual homeowners to increase our insurability. According to Google Maps, the forest around us looks healthy and not too dense. The densest area is Serene Lakes so our members could thin the trees on their property to help with defensible space. Perhaps we could get Cal Fire or Truckee Fire to visit Serene Lakes and issue citations on vacant lots.

d. Snow Removal. There were issues this winter with the county snow removal. Although we did have record snow fall, we went for days with little or no plowing. Safety issues were a big concern if there was an emergency. Perhaps people could write down their concerns, as well as get the snow removal companies together to discuss their issues to present all of the concerns to the county. Cliff Busby would be a good person to deal with the county since he has prior experience with the county. It might be a good idea to have the county put a statement in the newsletter of their procedures for clearing the snow. The issue about the huge berm on Soda Springs caused by Royal Gorge grading was also discussed. Perhaps Royal Gorge could be contacted regarding this.

10. Adjournment. Diane adjourned the meeting at 5:53 pm. Community wide potluck to be held at the Pearson's at 6:30 pm.