

Sierra Hills Road Association General Meeting Minutes - DRAFT
May 25, 2023

Call to Order – President Dave called the meeting to order at 7:05

Establish Quorum – There were 26 members in attendance. Don reported a total of 24 members in good standing were either present or represented by proxy. A quorum was established as more than 51% of the members in good standing were present or represented by proxy. 6 proxies were collected.

Introduction of Board Members- David Molina, President; Garret Nahas, Vice-President; Don McAllister, Treasurer; Chris Boykin, Secretary; Valerie Anderson, Director-at-large

Welcome New Members – No new members but we all introduced ourselves and where we lived.

Minutes of last General Meeting – The General Meeting minutes of October 27, 2022, were approved with minor name spelling errors corrected.

Thank you, volunteers: Dave thanked the following:

Bill McIntosh and Josh Cavolt, for installing solar panel/light at mailbox

Josh Cavolt, for installing Firesafe, Traffic Does Not Stop, Hwy 49 signs

Don Hutchings, 4 hours to remove fallen tree on Firegate; and a second tree too

Dave Koerber, walking roads to check condition and advise on road repair options

Buddy Riley, Tom Huiskens, Chris Boykin for completing Bylaws update (Dave Molina too)

Buddy, Andy Anderson, culvert repair and asphalt on Minero

Chet Krage, contracted crew to cut fallen trees on Pioneer

Chris Boykin, contracted crew to trim trees and brush at Firegate, Pioneer, Rancho

Don McAllister, creating 5-year budget income/expense spreadsheet

Tom Huiskens, Garrett and Kelli Nahas, digging culvert ditch on E. Hacienda, Rancho

Garrett Nahas and Alex McAllister clearing, chipping brush on E. Hacienda

Chet Krage thanked Bruce Jones for cutting trees to clear the obstructed view of traffic on Magnolia.

Lions Center for limbing up and clearing vegetation and making turns on Magnolia easier

Chris Boykin thanked Dave Molina for his leadership and organization in making sure our roads are in great condition and things get done.

Treasurer's Report - Don McAllister

1. Current balance – \$58,500 plus checks tonight
2. Budget projections 2023-2029 – Don provided information on the projections of income and expenses through 2029 if we contract two chip seal jobs (next year 2024, and five years later 2029). During this period, road maintenance expenses are estimated to be about \$100,000. This does not include repairs for culverts or other unknown future repairs.
3. The bank has requested the signatories on the accounts be updated to reflect the current Treasurer and President. Bill McIntosh, former Treasurer and Tom Huiskens former President should be taken off and Don McAllister, current Treasurer and Dave Molina, current President, should be added to the account.

Road Maintenance Report - Dave Molina and Dave Koerber

1. Maintenance Report
Signage:

- a. Firegate sign discussion – The issue of adding a sign at the firegate directing people to the emergency exit was discussed at the board meeting. This was old business carried from October 22. The Board recommended that Don and Ina Hutchings be contacted to get their opinion since it would involve their property. Don and Ina said they would prefer no sign at the firegate. After discussion it was recommended to have a map on the mailbox bulletin board showing the firegate and emergency exit route. Valerie mentioned that it should state that it is a private road and not a public access point except in an emergency. Valerie volunteered to make and put up the map at the mailbox bulletin board.
2. Mailbox Painting- Valerie has paint to paint the mailbox structure. Sally and Terry McDaniel volunteered to organize a date this fall to paint it. Thank you!!!
3. Road condition - David Molina
 - a. Cracks – Dave said due to the heavy winter there are three times more cracks than last year
 - b. Alligating of chip/seal – The worst part is between Magnolia and Rancho S. and at the mailbox.
 - c. Other – The edges of roads near mailbox is deteriorating due to people stopping on the shoulder to get mail.
4. Future road work options and cost - Dave Koerber
 - a. Sand/seal Fall 2023 -Tom Huiskens made a motion to budget up to \$2500 maximum to conduct sand/seal in September. The motion was seconded and carried. Dave K said that August - September is the best time to do this work as the underlying strata has dried and there should be no further cracking.
 - b. Asphalt repair 2023- Dave K estimated this should cost around \$5,000. He said a major reason for the sides of the roads deteriorating is vehicles driving on the shoulder. He asked to keep cars in the center of road as much as possible. Dave proposed to wait until next year to do the asphalt repair which is the alligating between Magnolia and the mailboxes until just before we do the chip seal next summer/fall. That way, the cost could be divided between the Rancho S Road Association and ours. He will get three bids. Chris asked if the roads are so good, do we still need to do the chip seal next year. Dave K said that if we continue with the maintenance schedule of the roads and do the chip seal every five years, it will avoid the larger repair bill of removing asphalt in large sections. Tom Huiskens provided insight into our past maintenance and chip seal issues.
 - c. Chip/Seal – Summer 2024 – The estimate is \$78,000. The 2019 Chip/Seal was \$66,000. Dave K said the cost of oil has come down but doesn't see the project costs coming down due to inflation and increasing regulations on road repair companies.
 - d. Future chip/seal 2029- Dave K estimates with inflation, the cost could be \$100,000.
5. Budget Shortfall - With our current dues at \$450/ year, there would be a budget shortfall of \$7465.00 to be able to complete the asphalt repair and the chip/seal in 2024.
6. Dues Adjustment to Meet Shortfall - Board Recommendation - \$700/year. This amount does not consider the possibility of other future expensive repairs such as culverts or asphalt repair so there may be additional costs. There was discussion about the increase from \$450/year to \$700/year. Some questioned the necessity of raising the dues that much. Tom asked how much each family would need to pay for the chip/seal next year. The amount is an additional \$202 per owner according to Dave's document sent out. There would need to be a special assessment of \$225 or \$675 for the annual amount just to cover the cost of the chip/seal next year. Audrey McIntosh moved that we increase the annual dues to \$700 starting in Fall ~~2024~~ 2023. It was moved and seconded. 20 voted in favor and there were 4 nos. The motion passed.

Road Maintenance Agreement Committee Report

1. Amendment recommendations of Committee- Dave briefly went over the history of the changes and why we were doing it at this point. The deletion of the granny unit second assessments was never recorded, and it was thought to be a good time to review the entire document. A committee was formed after the October 22 meeting to review the agreement.
2. Discussion of recommendations. Audrey made a motion to accept all of the changes as presented. It was seconded. During discussion, Chet Krage asked that we look at a specific section – item 3 b, page 3 of 7 regarding inclusion of the code requirement to clear 10 ft back and 15 feet up from the road. He did not think it belonged in the agreement. He was concerned that it should not be under purpose, as the purpose of the road maintenance agreement is for road maintenance, and this is not road maintenance. Others explained that it is a road maintenance issue and the safe egress and ingress to our roads in emergency situations is vital to our community. Chet recommended that the paragraph be moved. Chris mentioned it could be moved under General as a new item “D”. Chet also recommended the document be reviewed by a lawyer to ensure we were not taking on liability by inclusion of this county code requirement. It was brought up that we are not the enforcing agency and we are simply providing information, especially for new homeowners that this is a homeowner responsibility.

Paul Musser asked for clarification on Section 4 A (1) if there should be an “or” in between paragraphs 1 and 2. regarding operating a commercial business. An “or” was added to the end of paragraph (1) for clarification.

After these changes were made Tom made a motion to accept all of the amendments to the Road Maintenance agreement as amended on the floor. 23 voted for, 1 against. The motion carried. (Point of interest: In the past, in order for the road agreement to be amended, there needed to be 2/3 approval by all members in good standing, whether or not they were in attendance. That item was changed in 2014 to state that amendments could be passed by 2/3 majority of members present at the meeting or by proxy in good standing).

3. Chris reported the process is to make the changes as approved at the General Meeting is to prepare the document in a format showing the changes, have the document notarized and bring it to the Nevada County Records Office to record the new document.

NEW BUSINESS:

1. Dave Koerber asked neighbors to slow down to our speed limit - 25 mph. He said that many neighbors and others drive over 45 mph on Pioneer and it is dangerous.
2. Ty Hoekstra, Ed Hoekstra’s grandson asked for permission to ride his dirt bike through the firegate path over to a friend’s house in Golden Oaks. The Golden Oaks homeowner has given him permission to ride on their property . It was explained that the road is for emergency use only and Golden Oaks has a strict policy of not wanting trespassing on their roads.

Meeting Closed at 8:45

Submitted by

Chris Boykin, Secretary