



SIERRA CEDARS COMMUNITY SERVICES DISTRICT

P.O. Box 494,
Shaver Lake, CA 93664
(559) 348-8297
www.sierracedars.com

Unadopted Minutes
Annual Board Meeting
September 4, 2023
Shaver Lake Community Center, Shaver Lake, CA

ANNUAL BOARD MEETING

Item #1 President Mike LaRue called the meeting to order at 10:02 a.m.

Directors Present: Vicki Collier-McDonald, Phil Erdman, Dave Finley, Mike LaRue

Directors Absent: none

Others Present: Todd Bristol, Joel Ferdinandsen, Sierra Cedars homeowners

President Mike LaRue welcomed the Sierra Cedars homeowners. Mike introduced each of the board members, and the General Manager. He also informed the community that the board hired Pete Conrad as District Superintendent to take care of water, and road repair issues. He also reminded the audience that the board is only responsible for Water, Snow Removal, and Road Repair (on district roads). Also, if a homeowner is planning to build on their property, add a room to their existing home, or build a deck, they need to get approval from the Architectural Control Committee (ACC). The board acts as the ACC and derives its power from the CC&R's.

Item #2 ADOPT AGENDA

M/S/C Vicki C. /Dave F. to adopt the agenda as presented (4/0).

Item #3 STATUS OF SIERRA CEDARS COMMUNITY SERVICE DISTRICT – PRESENTATIONS AND PUBLIC PARTICIPATION

A. President's Report - Mike LaRue

1. Water Report - Mike gave a water system update mentioning that Sierra Cedars has four active wells; lateral well, well #5, new meadow well, and well #4. Most of the water production is from the lateral well.

The district has a storage capacity of around 400,000 gallons; 150,000 gallons in the east tank and 250,000 in the west tank. Twice each day the board receives an email showing the level of water in the tanks. This year district has had good production out of wells which has kept the tanks full.

The district received a grant of \$622,000 for drilling wells and to either replace or refurbish the water tanks. (The amount of work done on the tanks depends on the amount of money left after the wells are dug and put into production.) Homeowner Laurie Hixon wrote the grant and also has volunteered to be the project manager. In November, the grant was signed. The project started with hydrologist, Kenneth Schmidt locating four sites where he feels there is water. The project is to be completed by June 2025.

Our new Water System Operator is Central Cal Waterworks.

The district experienced several water leaks (at least 7), however, due to the quick response of all personnel involved, the loss of water was minimal. The major problem encountered during the emergencies was finding the water valves to turn off without having to shut down the whole system.

a. Water Map Project - Phil Erdman

Board Member Phil E. has volunteered to lead this project to locate the district's water valves and mark them in the street and on a map. The primary objective is to be able to quickly find the valves to turn off in an emergency situation. Board members Dave F., along with the new District Superintendent Pete Conrad, have been hard at work. Jeff Hixon has volunteered to weld numbers on each valve cover. Blue topped poles will be placed near them.

Questions, Answers, and Comments:

Q: Who do we call if we find a water leak? A: Call the District Superintendent Pete Conrad, or Central Cal Waterworks. If that fails, contact the General Manager or one of the board members. All contact information is on district website (www.SierraCedars.com).

Q: Why not use GPS? A: Phil Erman stated that we would like to go in this direction but everything takes money. Also, another homeowner answered that GPS is only accurate to a certain point, which might not work here in the mountains.

Q: Are any of the water valves off road? A: Yes, a few.

Q: Are all the water valves in snowbanks during the winter? A: Yes and no.

Q: Can the district get paid back with the grant money for the well drilling done last year?

A: No

2. Mike L. continued his report by explaining the four parts of the Sierra Cedars Well and Infrastructure Drought Relief Project that was adopted in January 2022. The four parts are:

- 1) New wells dug to increase water supply
- 2) Water tanks replaced or refurbished
- 3) Automation of the water system (SCADA)
- 4) Water pipes and valves replaced

B. General Manager's Report - Todd Bristol

1. Annual Financial Report - Todd reviewed the Financial Summary Sheet that was given to the homeowners. It is shown below. The bottom line is that the district faced significant cost overruns last fiscal year and a major increase in assessment for the 2023/2024 fiscal year was approved at the June board meeting.

*Sierra Cedars Community Services District
Financial Summary Sheet
Fiscal Year 2022 - 2023*

1. *To operate the district:*

Last Fiscal Year

District INCOME: \$353,890.13

Operations, Maintenance, Expenditures, Depreciation EXPENSES: \$432,040.63

Capital, Road, Depreciation FUNDING: \$100,224.00

2. *Current Balance in Reserve Funds (as of 7/31/23):*

Operations: \$25,627.79

Capital: \$96,370.51

Road Repair: \$29,204.00

Depreciation: \$106,535.32

3. *Your Fiscal Year 2023-2024 Tax Statement will show the following assessment for Sierra Cedars (63.2% increase):*

Developed Lot: \$1,942.08

Undeveloped Lot: \$1,237.34

4. *Why the big increase in my assessment for next last fiscal year?*

Expense overruns

Winter's Epic Storms: \$49,725

Excessive Water Breaks: \$51,918

Well pumps on 2 wells shorted out due to SCE power outage: \$13,812

Booster Pump Controller: \$8,044

Well Drilling: 2 dry wells \$20,760

Finish Back Up Generator Project: \$56,778

General Manager Extra Work \$4,500

Inflation running hot - 10%

5. *Assessment by Year:*

	Developed	Undeveloped	% Inc/Dec
Fiscal Year	Lots	Lots	Prev. Yr.
FY 2014/2015	717.78	457.32	-35.1/0%
FY 2015/2016	653.18	416.16	-9.0%
FY 2016/2017	653.18	416.16	0.0%
FY 2017/2018	693.02	441.54	6.1%
FY 2018/2019	735.98	468.92	6.2%
FY 2019/2020	775.72	494.24	5.4%
FY 2020/2021	818.38	521.42	5.5%
FY 2021/2022	862.58	549.58	5.4%
FY 2022/2023	1,190.00	758.18	38.0%
FY 2023/2024	1,942.08	1,237.34	63.2%

Q: So how much did each specific water leak on Rd 3 cost? A: Todd B. replied he did not have that information in front of him, but would look it up after the meeting if requested.

Todd then reviewed a couple of other items to finish off the General Manager Report: Architectural Control Committee (ACC) - If a homeowner wishes to build a home or add to their existing home, they need to get their plans approved by the ACC before construction begins. The purpose of this committee is to ensure the harmony of design and quality of material and workmanship in Sierra Cedars. The committee is made up of the current board members and its power comes from the CC&R's.

Trash - We have bears! They are here to stay. Put your trash away securely. Leave your trash totes in your garage or other secure area. Don't put your trash out on street until Monday morning. Please bring your trash cans in on Monday after your trash is picked up. If you are renting out your cabin, let your rental agency and renters know the above information.

C. Public Comments

Homeowner expressed appreciation of the work of the General Manager.

Mike L.: Homeowners must turn off their water at their cabin when they are gone for 24 hours or more.

The homeowner next to the Emergency Road on Saddleback reported that he has had problems with snow play people defecating on his property. He asked what could be done. In response it was suggested that he put up No Trespassing signs (homeowner has already done this).

Mike L.: If a problem arises with a nearby rental, contact the owner and discuss it. Get to know your neighbors. Owners are usually very responsive to the problems once they know about them.

Phil E.: Phil Erdman reviewed with the homeowners how to winterize their cabin.

A break was taken to allow the public to leave if they desired to. Chairs and tables were put away.

(Meeting Resumes after a long break.)

Please Note: Item #9 was taken up before Item #4.

Item #4 APPROVAL OF AUGUST 7, 2023 MINUTES

M/S/C Vicki C./Dave F. to approve the minutes of the Regular Board Meeting of August 7, 2023 as presented (5/0).

Item #5 WATER SYSTEM OPERATOR'S REPORT - no monthly report presented

Item #6 GENERAL MANAGER'S REPORT – Todd B. reported that the district is working towards getting well #4 online. Water testing has been done, but the results are not yet known.

M/S/C Phil E./Joel F. to approve the General Managers report as presented (5/0).

Item #7 FINANCIAL REPORT – Todd Bristol

Account Balances as of August 31, 2022

CVCB Checking	35,918.80
CVCB Money Market	100,001.37
Five Star Bank Checking	50,000.00
Five Star Bank Money Market	137,658.78
IntraFi Network Dep	106,513.79
Total Savings & Checking	\$430,092.74

Accounts Receivable	0.00
Total Current Assets	\$430,092.74
Fixed Assets	\$1,036,945.00
Total Assets	\$1,467,037.74

Accounts Payable	0.00
Payroll Taxes	\$1,626.60
Small community Drought Relief	-\$5,707.84
Total Liability	-\$4,081.24

Todd B. reviewed the August financial statement with the board.

M/S/C Phil E./Joel F. to approve the August 2023 financial report as presented (5/0).

Item #8 OLD BUSINESS

A. Sierra Cedars Well and Infrastructure Drought Relief Program (SCWIDRP)

1. Small Community Drought Relief Program Progress Report – no report given

B. Water Mapping Project - Phil E. report that he met with homeowner Jeff Hixon regarding the marking of the valve covers. Jeff has volunteered to weld identification numbers on each valve cover. Phil also wants to have the valves identified by a stake at the edge of the road and have the wrenches needed to turn off the valves in emergency situations at convenient locations throughout the district.

Item #9 NEW BUSINESS

A. Approve New Board Member

M/S/C Vicki C. /Dave F. to approve Joel Ferdinandsen as a member of the Sierra Cedars Community Services District to fill the vacancy due to Jeff Hixon’s resignation (4/0).

Item #10 Board Member Reports - none

Item #11 NEXT AGENDA ITEMS - none to report

Item #12 ADJOURNMENT

M/S/C Phil E./Dave F. to adjourn the meeting at 12:43 pm. (5/0).

Next Meeting: Monday, October 2, 2023, Mike LaRue’s residence, 42325 Blue Meadow Lane, Shaver Lake, CA. 9:00 am.

Minutes submitted by Todd Bristol, General Manager