



SIERRA CEDARS COMMUNITY SERVICES DISTRICT

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Unadopted Minutes
Annual Board Meeting
September 2, 2024
Shaver Lake Community Center, Shaver Lake, CA

ANNUAL BOARD MEETING

Item #1 President Mike LaRue called the meeting to order at 10:03 a.m.

Directors Present: Phil Erdman, Joel Ferdinandsen, Mike LaRue, Scott Moore

Directors Absent: none

Others Present: Todd Bristol, Craig Middleton, Sierra Cedars homeowners

President Mike LaRue welcomed the Sierra Cedars homeowners. Mike introduced each of the board members and the General Manager. He stated that longstanding board member Vicki Collier-McDonald had recently resigned and would be missed by the board. Craig Middleton has agreed to fill her position.

He 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 - Agenda was adopted after the public portion of the annual meeting.
M/S/C Scott M./Joel 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 L. mentioned that things were running smoothly as compared with the previous year when seven major water leaks were found. He then introduced Phil Erdman who has been in charge of the water valve mapping program.

a. Water Map Project - Phil E. reported the project is now finished. A map of the main water lines, fire hydrants, and the valves has been created by Phil. This will be a big help in emergency situations. After all the main water valves (over 50) were correctly identified and numbered, homeowner Jeff Hixon volunteered his time to weld identification on each valve cover and paint them blue. Thank you Jeff and Phil.

2. (and 2. a.) Sierra Cedars Well and Infrastructure Drought Relief Project - Mike L. continued his report by stating this project is a multiyear project which has four parts: Well Drilling, Tank refurbishment/replacement, pipeline replacement, and SCADA (smart water meters, etc.). He then talked about the progress that has been made with the well drilling efforts made possible by a grant of \$622,000. The hydrologist that the district hired located five potential well sites, however, only two of the sites will be drilled on due to various reasons. The site pads have been prepared and drilling is ready to start as soon as the well driller can get the permits from the county. The county has slowed the process considerably. The district also plans to deepen the other two dry wells drilled a couple of summers ago, by 150 feet. Hopefully, the district will find water.

Once water is found at a reasonable flow, testing will take place to see if its potable. Uranium problems are a major problem in this area.

Currently, our lateral well produces the most water, around 21 - 27 gpm. Well #5 and the Meadow Well produce just a few gallons a minute each.

Finally, Mike spoke about replacement of the main water lines in Sierra Cedars. They are aging and will be expensive to replace. Board Member Joel F is heading up an inquiry into this.

Joel reported that the district needs to replace around one and one-half miles of pipeline. An engineer has given a rough estimate that it will take 3 to 4 hundred thousand dollars to do the preliminary work and have the plans drawn. The actual replacement of the pipes would cost around 3 to 5 million dollars. Those figures were quite a shock. The district needs to find a grant to do this.

B. General Manager's Report - Todd Bristol

Todd started off his report with some general water comments. No water quality issues were reported last year. About 2.3 million gallons of water have been produced so far this year. The majority of it comes from the lateral well. Only one water leak was reported and repaired. Homeowners have done a good job turning off the water when they are gone and winterizing their homes. If you have emergency water issues call Pete Conrad, Central Cal Waterworks, and/or Todd Bristol to report the situation. Go to the Sierra Cedars website and you will find the contact information for them. Finally, the back-up power generators were utilized on at least one occasion last year.

Homeowner Michelle McGee talked for a few minutes about the bear situation in Shaver Lake and the efforts being made to keep them out of the trash. A trash study is being conducted. Amongst other things, bear resistant trash cans are being used on a trial basis in the Shaver Lake area. Sierra Cedars does not want to get into a problem bear situation as has happened in the Lake Tahoe area.

Michelle then talked about the Shaver Lake Recreational Trail that is being planned for the area. Over 1 million people visit Shaver Lake each year and there is a need for people to be able to walk and bicycle safely from the lake to town instead of using the highway. Phase 1 of the trail starts at the Kens Market Trailhead and goes north to Camp Edison. Eventually the trail is designed to connect the Ockenden area with town and the lake.

Question was raised by a homeowner regarding snow removal on the roads in Sierra Cedars.

Response: Snow removal on all the roads (main county roads and the district's side roads) is the responsibility of Sierra Cedars. The district contracts with Messer Logging, Inc. for snow removal.

1. Annual Financial Report - Todd reviewed the Financial Summary Sheet that was given to the homeowners. It is shown on the next page. Significant progress was made to replenish the Reserve Funds and move ahead with a healthy operations budget and cash flow. The Sierra Cedars Assessment was not increased for this fiscal year.

Sierra Cedars Community Services District

Financial Summary Sheet

Fiscal Year 2023 - 2024

1. To operate the district:

Last Fiscal Year

<i>District Income:</i>	<i>\$540,434.83</i>
<i>Operations & Maintenance Expenditures:</i>	<i>\$207,002.28</i>
<i>Budgeted Reserve Account Funding:</i>	<i>\$220,769.00</i>
<i>Overage:</i>	<i>\$112,663.55</i>

2. Current Balance in Reserve Funds (as of 6/30/24):

<i>Operating Reserves:</i>	<i>\$200,049.66</i>
<i>Road Repair:</i>	<i>\$45,284.00</i>
<i>Capital:</i>	<i>\$76,157.71</i>
<i>Depreciation:</i>	<i>\$162,287.32</i>

3. Your Fiscal Year 2024-2025 Tax Statement will show the following assessment for Sierra Cedars (**No Increase**):

<i>Developed Lot:</i>	<i>\$1,942.08</i>
<i>Undeveloped Lot:</i>	<i>\$1,237.34</i>

4. Assessment by Year:

	Developed	Undeveloped	%	Inc/Dec
Fiscal Year	Lots	Lots	Prev. Yr.	
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%	
FY 2024/2025	1,942.08	1,237.34	0.0%	

C. Public Participation

A suggestion was made to post on the Sierra Cedars Community Services District website a resource guide of individuals and companies in the Shaver area who provide services to homeowners. This would be very helpful. Suggestion was made to refer this idea to the Sierra Cedars Facebook page that is maintained by homeowner Denise Little. (This Facebook page is not part of the Sierra Cedars Community Services District.) Todd B. also mentioned that the official website of Sierra Cedars CSD has strict requirements that are governed by CA Special District Law and it cannot operate like a Homeowner Association website. Another suggestion was to contact a local real estate office or visit their website. (editor suggestion: Check the ads in the Mountain Press newspaper.) Homeowner was concerned about water flowing under his house due to runoff on the county road in front of his cabin. The problem started when the county recently repaved the roads. Todd B. stated that Sierra Cedars has no control over road maintenance on the county roads and he would need to contact the county.

A break was taken at 11:14 a.m. to allow the public to leave if they desired. Chairs and tables were put away.

(Meeting Resumes after a long break.)

Item #4 APPROVAL OF AUGUST 5, 2024 MINUTES

M/S/C Joel F./Scott M. to approve the minutes of the Regular Board Meeting of August 5, 2024 as presented (4/0).

Item #5 NEW BUSINESS

A. Resignation of Vicki Collier-McDonald, Vice-President/Secretary, and Board Member

M/S/C Phil E./Joel F. to accept Vicki Collier-McDonald's resignation as a board member of the Sierra Cedars Community Services District as of August 15, 2024, with regrets (4/0).

Thank you Vicki for your 20 years of service to the community.

B. Approve New Board Member

M/S/C Phil E./Joel F. to approve Craig Middleton as a member of the Sierra Cedars Community Services District to fill the vacancy due to Vicki Collier-McDonald's resignation, effective immediately (4/0).

C. Approve New Vice-President/Secretary

M/S/C Scott M./Joel F. to approve Phil E. as the new Vice-President/Secretary of the Sierra Cedars Community Services Board of Directors to fill the vacancy due to Vicki Collier-McDonald's resignation, effective immediately.

Item #6 WATER SYSTEM REPORT - Todd Bristol

The General Manager will be presenting the monthly water report at future board meetings. Data from Central Cal Waterworks will be presented along with other pertinent items.

Todd mentioned that he had been working with Central Cal to resolve the East Tank inlet valve situation.

Mike LaRue discussed with the board possibilities for expenditures of any excess money left over from the \$622,000 grant that is being used to drill new wells. Mike will gather more information as to possible refurbishment of the water tanks even though the recent inspection of the tanks shows they are probably good for another 3 or 4 years.

M/S/C Scott M./Craig M. to approve the water system report as presented (5/0).

Item #7 GENERAL MANAGER’S REPORT - none

Item #8 FINANCIAL REPORT - Todd Bristol

Account Balances as of August 31, 2024

CWB Checking	93,302.00
CWB Money Market	70,007.82
Five Star Bank Checking	52,879.38
Five Star Bank Money Market	150,567.52
IntraFi Network Dep	407,055.24
Total Savings & Checking	\$772,811.96

Accounts Receivable	0.00
Total Current Assets	\$772,811.96
Fixed Assets	\$1,036,945.00
Total Assets	\$1,809,756.96

Accounts Payable	0.00
Payroll Taxes	\$1,544.12
Small community Drought Relief	-\$2,828.46
Total Liability	-\$1,284.34

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

M/S/C Phil E./Craig M. to approve the August 2024 financial report as presented (5/0).

Item #9 OLD BUSINESS

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

1. Small Community Drought Relief Program Progress Report - see information presented in Item #3.

Item #10 Board Member Reports

Scott Moore reported that dead tree branches were touching the Ponderosa Telephone fiber optic station on corner of Hanging Branch and Rd. 3 and is concerned about a potential fire hazard. Todd to investigate.

Item #11 NEXT AGENDA ITEMS - none to report

Item #12 ADJOURNMENT

M/S/C Scott M./Phil E. to adjourn the meeting at 1:12 pm. (5/0).

Next Meeting: Monday, November 4, 2023, Mike LaRue’s residence, 42325 Blue Meadow Lane, Shaver Lake, CA. 9:00 am. No October Meeting scheduled at this time.

Minutes submitted by Todd Bristol, General Manager