

**Odd Fellows Sierra Recreation Association  
Odd Fellows Sierra Homeowners' Association**

**GENERAL MEETING MINUTES**

**May 24, 2009**

The General Meeting of the OFSRA and the OFSHA was called to order by President Jesse Worsham at 8:57 a.m.

The Pledge of Allegiance was led by Al Orth and Mr. Orth also gave the Invocation.

It was moved, seconded, and unanimously voted to waive the reading of the Minutes from last year's General Meeting.

There was no correspondence to report.

**Water Report: Charles Varvayanis.** The Park used a little over 9 million gallons in the last year, down from 11-1/2 million the year previous. There was a single large water leak by well 6 and after repair the well had to be chlorinated. Aside from a few problems starting the wells that have been resolved, the water system is sound.

Questions:

What is the maintenance schedule for the wells and how are inspections handled. The schedule was explained and it was pointed out that our new Park Manager, Gordie Godbey, maintained 37 active wells for his last employer and will handle all maintenance here in the Park.

**Roads: Jesse Worsham** (waives in favor of Steve Wallace)

Mr. Wallace stated that the 5 year road improvement program has been completed. In the 2<sup>nd</sup> year we borrowed \$100K from the timber fund and we paid back \$76,000 for paving last year and another \$17,000 for creating turnouts. He project ultimately required additional funding and the Board used reserved funds to complete it. Over the next 2 years we should be able to increase the reserve fund to \$102,000 for future work unless we have the need to repair some road damage in that period.

The next road project will be Wheeler Road repaving but it has not been scheduled yet.

Questions:

Why were the parking areas here and at the Lake expanded? In the main to provide storage areas for snow during the Winter.

With regard to concern that the roads were being scraped, Mr. Worsham stated that the Board is resolved to determine the cause of the scraping and to remedy it before the coming snow season.

As to whether more signage should be put up to prevent parking on the roads during snow season, Mr. Worsham indicated that many signs have been added but it hasn't done much good. The Board is looking into getting a contract with Vic's Storage that will allow us to call them without having to pay for the towing in advance, i.e., they will collect from the owner who comes to redeem the car..

The dirt pile on Jordan is the product of grading work and it will be removed when all grading is finished.

Nr, Worsham and the attendees commended Steve Wallace for the tremendous amount of work he's done in the Park.

### **Buildings: Mike Ford**

The railings and the wall of the lodge were replaced, and Mr. Ford thanked John Henry, Mike and Shirley Rainwater, Al Orth, Jesse Worsham, Paul Emery and Steve Wallace for their help on the project.

The sand shed now has a floor and the corners are fined, but the sides need to be raised so the back hoe can be stored there. There are new doors on the firehouse and the barn building with new locks. The needle ramp was completed. The dishwasher was installed in the caretaker's cabin. 90% of this work was done by Steve Wallace.

#### Questions:

The caretaker's house is in deplorable condition. What is going to be done about it? Mr. Ford responded by reading a list of things that must be done to make the cabin code compliant, with emphasis on heating, and estimates it will cost approximately \$20,000 to \$30,000 to bring it to that standard assuming the majority of the work is done by volunteers. This is not, however, part of the budget that is allocated each year for Buildings – it is a special project item. He has suggested that the Odd Fellows and Rebeccas should help with that because they own the building. The issue is tabled until New Business discussions. It must be noted that Mr. Godney agreed he would stay in the cabin while repairs are being effected.

Mr. Ford also reported that two of the storage buildings are in very bad shape. He plans to demolish them this year.

## **Timber: Varvayanis**

Our last timber harvest was in 2008 at a time when prices for timber was up 200% from what we expected. In the last year SPI has closed all local mills so we would have to haul any timber we harvested over 200 land miles to sell it. Ultimately we would have to pay more to transport the timber than we would get for it and it appears. If we were to harvest now we would have to pay more to transport the timber than we would get for it. Further, it looks as if it will be somewhere between 5 and 15 years before we are going to be able to generate any meaningful income from timber harvest. As a result, we will continue to maintain the health of the forest by thinning and other activities but we cannot look to generate new income as we have done over past years, at least in the foreseeable future.

Question: Has all of the money borrowed from the fund, which was meant to be used only for emergencies been paid back? Yes. The Odd Fellows and Rebekah's gifted some of the timber fund to the Park in 1997 but since then have only loaned and all loans have been repaid or are in the process of being so. There was a further discussion regarding how borrowing and repayment is being reported. Mr. Varvayanis explained how to locate it in the budget.

We have hired Will Dorell, our forester, to create a vegetation management plan for the meadow because we have some overgrowth going on, especially the willows. Once the plan is completed we can seek a grant under the federal stimulus plan to cover the work done to clean up the over vegetation. In the meantime, we had to opt out of the Williamson Act due to a change in the law and this will cause our taxes to increase gradually over the next few years. The meadow then comes under the same controls as all the other common land in the Park such as the Lodge, playground, etc.

## **Recreation: Worsham**

We still need volunteers to cook and adults to help with fish measurement and to get Dads off the fishing poles, etc. at the Fishing Tournament. We also need more donations for prizes insofar as Pinecrest is now holding its tournament on the same day with the same format and we have lost a lot of sponsors as a result.

## **Health and Safety: Worsham**

The coyotes haven't been seen or hear much lately but it is clear they continue to establish habitat in the meadow. The new vegetation plan will address this problem.

The Lake has been dredged, and there is a great deal of change in the depth beyond the markers. Be careful.

Question regarding the water quality in and the area surrounding the lake. When they dredged they removed a lot of sediment that had washed down from the beach. It is now stacked to dry out and once dry will be used to create barriers to run off to prevent re-sedimentation. The water quality will improve now that capacity has been reached but it needs a little time to settle.

There should be no concern about stagnation; water is regularly tested and we have never developed a problem in this regard.

### **Equipment: Orth**

All of the park's large equipment is in pretty good shape. The snow plow, back hoe, new grader and pick-up will all be serviced this summer to prepare it for winter. We have paid for and are awaiting delivery of chains which will be assembled on site upon receipt. We have a vendor for heavy work and assessment on an as-needed basis. We will be changing the blade on the snow plow to minimize the impact on the roads.

No special license is required to operate the snow plow unless it is taken off Park property and on to the highway.

Question: What was the problem with the snow plow this past winter? It went off the road and was damaged; we made no insurance claim for the damage repair.

### **Finance: Emery**

The budget was managed well this year and at the end of the budget period we had \$104K left in the money market for our expenses. This is not an excessive amount given the normal \$8,000 to \$9,000 we have in regular costs and expenses each month. Some items were grossly over spent; others had savings. Thus we ended up in balance at the end of the budget year.

We established a committee of 4 to determine what we can do to maximize our earnings on our funds. Our money market deposits only earn between 2 and 3%. We will be looking for as high a return as we can get.

Question: Do we have a lot of delinquencies on the grader assessment? Just a few for which a "list of shame" will soon be published.

The Board worked very hard to construct the new budget which requires no raises in fees or assessments.

### **New Business**

1. Equipment and Tools. We saved money on the purchase and transportation of the grader, so with the additional work needed to render it fully operational it priced out at \$45,000 which is under budget. We cannot close it out, however, because there are some ancillary purchases that must still be made. We thought we were going to have to make adjustments to the grader and perhaps purchase different blades, but we had an expert in and he said it was fine as it was, it just needed to be operated in a specific manner.

The Plow needs approximately \$4,000 in work to get it up to speed. We have caught up on maintenance deficiencies in which were discovered during the period it was being operated by volunteers. If we spend a few thousand each year to maintain the plow properly we can extend its life for a very long time.

2. Discussion of Maintenance Budget and Assessment for 2009-2010. Motion by Fred Coleman seconded by Elsie Manning to put the money left over from the special assessment for the grader into a maintenance reserve for equipment. This would be for catastrophic needs, not regular maintenance.

We still have a need for additional small tools and additional equipment. Unfortunately there was a commingling of Park owned and privately owned tools and we probably lost a number of them because Park tools were not marked as such.

Returning to the motion on the floor, one member believes we need to go back over the language we used to make the special assessment where we promised a refund if we had money left over. After discussion it was established that we could follow last year's vote and reduce assessments by the excess collected for the grader, and then have a new motion to assess everyone the same amount of money specifically to add to the equipment maintenance fund which, in essence is what the new motion does.

Three No votes. Motion carried on a voice vote.

2. Maynard gave a presentation regarding the history of the Odd Fellows Property as it morphed from a lumber mill site through to the Odd Fellows as each purchaser got title to his or her property for \$10.00. Maynard's personal cabin was the Mill house Office. He brought a model of the building which was a 20' X 12' property with an 8' covered porch. Some change were made while it was owned by the original purchaser but it remains essentially the same to day as it was when it was built by the lumber company.

2. Motion by Mr. Coleman that we audit all finances starting with the last audit in 2004 to the present time. Special attention to be given to the timber fund with the following to be included: (1) beginning balance; (2) all money spent and on what; (3) all income; (4) all money paid back, (5) all money owed

A discussion was held which led to the conclusion that such an audit would cost in the neighborhood of \$20,000 and is normally only conducted if there is some evidence of fraud. The movant was asked if a committee which included no Board members could reach the concerns that led to the motion. Thereafter the Motion and the second were withdrawn.

Motion by Mr. Kellogg: Board will appoint a committee of three members not connected to the current board to review the status of the timber fund from 2004 to the present. Second by Mr. Coleman. Recognized that the new Board will be making the appointment. Motion carried.

Motion by Mr. Coleman that a formal audit be performed from 2004 to the present. Seconded by Linda Clarke. Again the issue of the cost was raised. The board pointed out that all bills must be signed off by three board members before a disbursement is approved. Then an outside accountant actually prepares the disbursement. The suggestion was made that such an audit could be tabled until after the internal examination approved by the last motion and the decide if a look-back audit is necessary. Thereafter the Motion and second were withdrawn.

People would like to have more detail regarding the status of the various money market funds in the Newsletter because many people can't get onto the Web site to view the budget reports. We can do the quarterly Wells Fargo report in the Newsletter without additional cost of communications.

3. Caretaker's Cabin. To redo the cabin up to code requirements would cost \$20,000. Suggestion is to take \$25 dollars out of the water reserve, which would go into work on the caretaker's cabin. Others expressed a belief that any money should be taken out of the timber fund and paid back with interest over a specified period of time. A third position was that we should do it by special assessment which would only amount to an additional \$19 per year per homeowner.

Motion by Fred Coleman: The timber fund shall loan up to \$40K for repair of the caretaker's cabin to be paid back in a period not to exceed 5 years. Seconded by Clark Kellogg. Restated Motion: Homeowners will borrow up to \$40,000 from the OFSRA for repair of the caretaker's cabin to be paid back in a period not to exceed 5 years. Moved by Elsie Manning. Seconded by Steve Wallace. Motion carried.

Mr. Ford requested that persons with skills that would add to the project and save money should notify him of their skill levels and their willingness to assist.

4. Presentation of Maintenance Budget and Assessment for 2009 – 2010. Basically it is the same as the last year. Motion by Mrs. Selman that the Budget be accepted. Second by Mrs. Hague. Passed unanimously.

5. Request from a homeowner that we have a clear procedure about what homeowners can do to attempt to deter the use of illegal vehicles inside the Park. One homeowner noted that the Sheriff will not assist with illegal vehicles, but the CHP has responded to the problem in the past and will assist us in the future.

6. Mr. Kellogg inquired if all homeowners can have access to the Long Barn Road given the closed, locked gate. He attempted to use his key to open the gate and it didn't work. Suggestions: Give everyone a key. That's a problem with dissemination to non-owners. Use combination locks that can be periodically changed and give every homeowner the combination and notify them of any changed combination. The second suggestion was accepted by the Board and combination locks will be installed on all gates and the combination retained at the Caretaker's cabin subject to periodic change.

7. Election of Board Members. A discussion was held regarding whether a presentation adverse to the continuation of a person on the Board should be entertained. Sense of the meeting is that this type of behavior should not be accepted as part of our process. No ruling was made, but the presenter withdrew the request to speak.

Nominees: Shaun Velayas owned a mortgage company for the last 18 years with three offices in the area. He's in the Park about 50 % of the time, and spends most weekends here.

Friedhelm Peter cannot be here to speak on his own behalf insofar as his wife became ill last night and is in the hospital. Mr. Peter is retired. Before retirement he was involved in wholesale bakery business. He is a very physically active person.

Steve Wallace declined his nomination.

Charles Varvayanis is a present Board member and was listed in the proxy statement.

Move to elect the foregoing three candidates by acclamation was passed.

The General Meeting was adjourned at 1:20 p.m.