

SIERRA ODDFELLOW RECREATION ASSOCIATION ANNUAL MEETING NOTES
MAY 25, 1975

The meeting was called to order at 9:55 AM by President Bell. Quarum reached.

Roll call of officers all present.

Minutes of 1974 annual meeting were read; approved as read.

COMMITTEE REPORTS:

Roads: Bert Johnson: Mr. Johnson referred to park maps and showed what roads were completed. All roads completed except Abraham. Some winter damage had to be repaired. There is some road shoulder and culvert work still necessary, but nothing major. The entrance road will be repaired. All roads were sealed last year. County road will probably be rocked and black-topped by the county this summer. President Bell advised that the land swap papers are in Washington D. C. for deeding.

Water: Bell: Advised we have had notice from the health department to upgrade our water system. All piping is completed to the American Water Works Standard. Fire valves to be installed. 200,000 plus gallons of storage are required by the new federal Clean Water Act. This law was passed into law in 1974. Water quality has been good. Two test samples are sent in each month as required by law. Plumbing on Abraham to be started this year. Cost of providing water in the past year over the U.S.A. has increased as much as 200% over last years costs. Bell presented a proposed drawing of a 100,000 gal. water tank. This to bring up our reserve to government standards. Bell talked about the well drilled last year and that we are getting 9 gals. per minute from it. Water here in the mountains is hard to get; much luck and expert guessing is required to drill a well and get good water flow, if any at all. Bell advised on the details of well drilling and the depth of the well etc.. A community of our size requires 150 gal. pumping capacity per minute, and 200,000 gal. of storage capacity as specified by the government. Ed Wallis asked who drew up the tank drawings. Bell said it was his uncle who is a registered engineer. Bill Beauregard asked about the tank. Janet Reghitto asked about comparisons of water used between weekenders and permanent residents. Mr. Allenwood advised the law requires the extra tank capacity. Bell said three different engineering firms agree as to our requirements as specified by the National Pure Water Drinking Act as passed into law in 1974. Garth Hamilton asked about spring development. Bell said under the new standard, springs require a water purification plant before spring water can be used. Spring water is considered open water by the government. Bert Johnson said springs must be tapped into the ground not just caught in a catch basin as had been done in the past. Mr. Garner asked about the cost estimates on the new proposed water tank. Bell advised \$5000.00 would be necessary for the tank pad. Mr. Garner wanted to know who the contract responsibility was assigned to for all aspects of the construction. Bell advised the park is a member of the American Water Works Association and that they assist in this responsibility.

Equipment: Ed Cole: Ed said moneys being budgeted to provide for future equipment replacement. All our equipment is in excellent shape.

Buildings: Al Dean: The county health department told park to improve the restrooms in the campground. Flush toilets and wash basins have been installed in the past year as the county requested. Dean said a concrete curb has been installed at the caretaker's cabin and the front porch has been enclosed.

Health and Safety: Mr. Cunningham: Not much action in past year.

Recreation: Jeff Harmner: The annual barbecue tickets are on sale here today. He said the ladies in the park have worked hard on the plans for the barbecue. They also have prepared food for today's meeting. The toboggan run was closed because it was too fast and considered dangerous. It will be improved when a tractor is available. The Easter Egg Hunt was held for the kids. \$28.00 was spent.

COMMITTEE REPORTS (cont.)

Recreation

Fourty-cents (40¢) was placed in plastic eggs. All had a good time. The new slide and swing set was installed yesterday. Jeff said that there is lots of interest in our campgrounds. The Masonics will have a barbecue here this year, along with others. He advised a lot of help is needed to accomplish proposed projects for this year. Jeff asked members to help guard neighbors property from vandalism. Walt Fowler asked about persons using the toboggan run and whether the Boy Scouts should be using the run. Bell said that they are not to use it. Alden Moody asked Bell to explain the new garbage system. Bell explained that the Sierra Disposal Co. has placed bins by the fire house. A fee of \$3.00 a month, payable to the Sierra Disposal Co. is necessary to acquire access to the bins for garbage disposal. Contact Tom Jones to be included in the service.

Recreation Planning: Hessler: Bob Holmes complimented the board on the toboggan run. Bert Johnson spoke on pine needles; they will continue to be dumped at the present location. No dumping of anything but brush and pineneedles. Hessler reported on progress at the campground and proposed improvements to the lake. Several questions were asked. Bell said as to the environmental impact on the lake, we had to proceed cautiously as not to cause a furior with the state and county. Much discussion followed on use of the campgrounds. Mrs. Alden Moody was quite vocal as to their being a dictatorship in the recreation department and that only one person was making all the decisions, implying Hessler. I have left out much under recreation as took place, as trying to make a report and answer questions plus record the activities is quite impossible to do simutaneouly; My apologies. J.H.H..

Real Estate: Breen Hildebrand: The land swap, practically finalized. All lots have been sold. We have collected \$81,000.00 in lot sales this year. Mr. Allenwood asked about lot sales made on Abraham when the annual meeting last year asked for no new development. Hessler advised his intentions at last years meeting on his motion was not to spend any money on water lines and roads; to offset an additional \$25,000 assessment proposed by the board to provide legal services for reincorporation of our association. There was no consideration given to lot sales. Keith Adamson said he misunderstood the intent of Hessler's motion. Bill Beauregard spoke on the development of Abraham. He said no notice was made on lot sales prior to being sold. Art Tombe said he attended a board meeting and objected to the lot sales. Bob Holmes suggested that since all the lots on Abraham have been sold, let's complete the project. General agreement was expressed. Mrs. Manning spoke on the subject and also suggested that the project be completed. Ray Hawkes said that Abraham was part of the original subdivision. It was suggested that any further discussion on the matter be dropped and that we continue with the business at hand. Frank Dixon said he owned a lot 23 years ago and now is back in the park on Abraham. Wallis asked about \$6000.00 equipment replacement fund. Bell said the money is in the savings account but is kept on the books seperately. Del Wallis said we have a person at the meeting who is a contract reviewer and that we should call upon him for his expertise to assist us in reviewing any contracts we might engage in. Keith Adamson suggested that the board be supported and that members attend monthly board meetings and try to do the best for the park. Jerry Grover said all lots sold to Oddfellows this past year, which might not have sold to Oddfellows, if they were not put on the market when they were. Everett Ackers said that the board does listen to the membership as he has attended most of the meetings in the past years and can verify that fact. Stephenson advised that board meetings were running from 6 to 7 hours and he said that no one man runs this park. All the board members participate.

Finance: Bell said our books were closed as of April 30th this year to allow an audit prior to the annual meeting. The audit was performed by David L. Rowland, CPA, Modesto. June 1, 1973 to May 31, 1974; all receipts and dispersements and all federal and state reports in order. Good systems and procedures were used and all books found in good order. June 1, 1974 to April 30th 1975; the books were found in good condition and found correct. Motioned by Mrs. Manning, the

COMMITTEE REPORTS (cont.)

Finance, (cont.): membership accept the audit report. Seconded by Frank Gibson. Motion carried.

OLD BUSINESS: Government land swap. The land swap has been legally advertised and a patent deed is pending from Washington D.C.. The Boy Scouts boundary dispute. A survey was made by the Boy Scouts. We are hoping that in the near future, this dispute will be taken care of. Mark Bradley asked for details on the boundary. Bell advised 3/10th of an acre is involved and that we are trying to solve the dispute. The basic problem is due to an engineering error made in the 1920's.

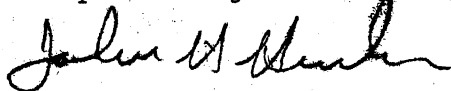
Lunch break was called at 12:10 PM.
President Bell reconvened the meeting at 12:40 PM.

NEW BUSINESS: Nominations of perspective board members to provide three members for three years and one member for one year. Elinore Manning and Mrs. Beauregard and Wendal Parker were appointed as tellers. The Board of Directors Nominating Committee represented by Bert Johnson, nominated Breen Hildebrand, Ed Cole, Cecil Walton and Don Stephenson. Nominations from the floor are Del Wallis, nominated by Bob Holmes; Aldan Moody, nominated by Garth Hamilton, Moody declined. Motioned by Mrs. Kilgore, nominations be closed. Seconded by Doris Plumarta. Rules: Three highest vote getters get three year terms; fourth gets one year term. Results: Ed Cole, 63; Don Stephenson, 60; Cecil Walton, 59; Del Wallis, 42; Breen Hildebrand, 37. Bell on behalf of the board expressed thanks to Breen Hildebrand for 12 years service and to Frank Cunningham for his 1 year of service. Amendments to By-Laws: Marge Lee submitted an amendment. It was read by Everett Ackers. Attorney Jim Hardin of Sonora, our attorney of record was criticized for lack of performance. Another legal opinion from attorney Gant and Gant of Modesto was obtained which advised us that a conflict of opinions of attorneys exists. A letter from Gant and Gant was read. Summary: 1) No useful purpose in service corporation. 2) transforming non profit to profit corporation would give up tax advantages. 3) Article 5 Section 3 needs language revised and clarification. The work "Family" needs defining. 4) Article 5 Section 4. Divorce could lead to unintended persons receiving membership. 5) Gifts Act needs clarifying. 6) Articles of incorporation should be brought up to date, (revised). Marge Lee agreed we would have to change to a profit corporation. She said it is the same as selling land, but retaining mineral rights. She said that it is the same in our case, we could sell our lots but retain membership in the association. If a lot were sold to a non-qualifying member, the association membership would be lost, under the present corporation by-laws. Eventually one person could own the association and all it's assets. She wants a share in the association to be retained even though a person may sell it's lots, or possibly pass the association membership right on to a possible buyer; this should be up to the discretion of the present member. Mr. Allenwood speculated that if you retained your membership but no longer owned a lot, interest would be changed in the attitude of the member because of no longer owning property in the park. This could be detrimental to remaining lot owners. Ed Cole reiterated Mr. Allenwood's position. Del Wallis said a lot of work in Manteca will have to be redone. The membership was advised that we should get good legal advice before acting. Bill Kilgore sympathized with Marge Lee for the effort people have put in the park in the past, will be lost with the sale of their lots. Jerry Grover asked for clarification of Article 5 Section 3. Marge Lee asked for a showing of hands of those members in attendance that agreed with her position. Elinore Tombe asked about inheritance rights. Bell said he will ask the attorney. Mrs. Dietrich moved that Marge Lee's by-laws amendment be tabled until an attorneys opinion can be obtained. She was advised a motion wasn't necessary. Mr. Grover repeated Mrs. Dietrich's request. Mrs. Manning moved that the committee on by-laws transmit the associations feelings on being unhappy with the diminishing membership concept. Dave Mueller wants the attorney's report presented before any decisions are made. Marge Lee agreed to the tabling of the by-law revision. Everett Ackers complimented Ed Cole for making the investigation. Everett said the attorney stated ~~the~~ corporation should have been looked at years ago.

Budget for the next year was presented. Anticipated costs of running the park for the next year were discussed. Stephenson made the presentation. The anticipated budget for 75-76 is \$47600.00 operating costs. Last year's expenditures for 10 months were \$42354.64. Paul Garner moved. Seconded by Grover that \$125.00 assessment be accepted for the next year. Bob Holmes asked for \$100.00 assessment. Don Stephenson said the capitol improvements are not considered in the assessment. Our excess funds are earmarked for capital improvements. Assessments are for park operation only. Holmes said we have excess funds and should be able to reduce the assessment. Bert Johnson said we need capital for improvements and advised the sewer project is coming up and a collection system must be provided by us. He said a federal grant might be forthcoming if we have the matching funds. Bell said because of inflation, we are better off than last year. Actually we are enjoying a reduction in our assessments. Marge Lee said we should be able to afford the difference between \$100.00 and \$125.00. Bill Beauregard said because of lot sales our taxes are less and income of assessments has increased. Tombe advised all our lots are sold and our timber has been harvested so there are no prospects of income from these sources in the future year. Mrs. Manning spoke of the time assessments were only \$12.00 per year. The question was called; \$125.00 is approved. Keith Adamson asked if the interest of our reserve account is shown on the financial statement. Bell--no-- goes into general savings. Foly asked about water expense and if labor was included. Bell advised just operating expenses.

Proposed capital expenditures, presented by Don Stephenson: Capitol of corporation as of June 1, 1974 was \$258009.82, net worth of corp. \$318284.90; difference, \$60275.08. Asset improvements. \$12275.00 cost of new loader which does not show in the above. May 4, 1975, \$70973.83 minus expenditures left \$64973.83 balance May 4th. \$6610.00 set aside for equipment replacement leaves \$58363.83 reserve left. Real estate resale costs (returns to former owners \$5367.00) leaves \$52996.00 balance plus some real estate anticipated income bringing the total reserve to approximately \$57,000.00 for capitol expenditures. There are \$64,400.00 expected expenditures for capital improvements anticipated this year leaving a \$8,000.00 deficit. If we don't blacktop Abraham this year, this reduces our costs to \$56,000 leaving \$1,000.00 surplus. Bell advised 90% of our material is now being bought from a wholesaler. The board is making every effort to spend our money judiciously. Ed Cole recognized Cecil Walton as having done an excellent job on the financial reports. Mrs. Tracy thought the park letterhead on our stationary is nice. Holmes asked that the flags in the recreation hall be cleaned. Paul Garner suggested that if the forest service land swap is completed that the board be authorized to sell the timber and use the funds for the entrance road improvements. Bell said he has talked to the logger to see what we could selective harvest on the land swap land. Bell advised the trunk line for the sewer system starts at Little Sweden and comes through our park. An engineer from the Lake Tahoe basin will provide us with a cost estimate of our sewer requirements free of charge. Del Wallis spoke on the lumber harvest on the land swap. Bell advised it will be discussed at a later date. Meeting closed at 2:25 PM.

Respectfully submitted,



John H. Hessler