

**Odd Fellows Sierra Recreation Association/Homeowner's Association
Annual Meeting, May 25, 1997**

The meeting was called to order at 9:15 a.m. by Del Wallis.

Board members present were Del Wallis, President, Jasper Morrison, Vice President, Richard Bonner, Treasurer, Deena Hague, Secretary, Ron Hawke, Tracy Bowman, Robert Snell, Fred Coleman, and Greg Brown.

There were 105 Odd Fellows memberships represented and 40 additional homeowner memberships represented. Both memberships represented were well above the total required for a quorum.

The pledge of Allegiance was led by Randy Tolbert and the invocation was offered by Richard Wheeler.

Welcome by Del Wallis. Del stated that we would conduct the meeting according to Roberts Rules of Order and that each persons comments would be held to two minutes.

It was moved by Bob Heintz to hold the Odd Fellows Sierra Recreation Association meeting and the Homeowner's Association meeting concurrently. This was seconded by Elsie Manning and was carried unanimously.

It was moved by Elsie Manning to accept the minutes of the 1996 meeting as printed without reading them. This was seconded by Raul Morales and was carried unanimously.

Correspondence - A letter from Everett Collins was read stating that he felt it was not fair for part-time people to have to pay for garbage, water, etc. He stated this should be prorated. A rebuttal to this letter was made by Raul Morales stating that all lots should be charged equally. No action was taken.

Guests - Our Insurance agent, Buzz McCown was introduced and given time to explain our liability insurance. He stated that legally, based on the number of people in our association, we need to carry \$3 million dollars worth of liability insurance. If we choose to carry less than this, we can each be held liable individually in case of a law suit. We currently carry the \$3 million. Also, regarding our policy on ATVs in the park, should we choose to allow unlicensed drivers and unlicensed vehicles to be driven on common area, they will cancel our insurance policy as they do not cover for this. He stated that if we could find a company that would cover for this, it could easily triple our insurance costs. He did not know of any company that provided that type of insurance.

Committee Reports - Del Wallis reported on the 5 acre parcel subdivision. The county has requested that we improve another exit road with turnouts so that there is more than one exit in case of a fire before they grant approval of the subdivision.

Del stated that there were seven lots in the subdivision. Perry stated that the subdivision had been approved by the membership, but that he did not believe that they had approved the sale of the lots, and requested that this come before a vote of the membership before the lots could be sold. See new business.

Buildings - Report was made by Ron Hawke. He stated that the recreation hall is now bat proof. He also stated that the board was looking at whether insurance coverage for the buildings was adequate to replace the buildings in case of fire. A question was asked about the log cabin kit that was obtained when the association purchased a lot at auction. It was stated that nothing has been done with the kit as of yet as we are waiting for IRS clearance on the lot. Ron then introduced our new Park Manager, Randy Tolbert.

Randy Tolbert reported on his experience in the park, including the water system and testing, snow removal, and past experience on the board. He also thanked the many volunteers who have been helping to beautify and make the park safe from fire.

Water - Report was made by Tracy Bowman. He stated that currently, the only well that is being utilized is well #5. Well #6, the new well, is being prepared to go on line. We still need to build a pump house with an area for a generator for use in case of prolonged power outage. He stated that our annual water report would be mailed out with your assessment statement. Goals at present are to add probe tubes to the wells to enable us to be able to measure water levels in all wells, to replace our current gate valves with ball valves and to add anti-siphon valves to the wells to prevent water contamination. Water leaks in the lines are currently being taken care of on an schedule of approximately two per month. Del stated that we also have well #1 as a standby well and that we could also use the spring if the need arose. Standby wells are tested every nine years and can be used 15 days in a year.

Mr. Akers stated that the tanks were to be emptied every three to four years to clean out sediment. He stated that to his knowledge this had never been done on the big tank. Cole stated that he thought there was to be a schedule for painting the inside of the tanks. Both items will be reviewed by the Board of Directors for action. Zobel asked if there was automatic leveling in the water tanks. Del stated

that there is not, but this would be looked at after all the gate valves had been replaced. Mrs. Deitrich stated that she would like to see a water quality report in the newsletter each month so that we would know when we come up that the water is safe to drink.

Timber - Deena Hague deferred her timber report to Del Wallis. He stated that the forester had asked to come in and make some suggestions on harvesting. In 1980 we made a plan to manage our 400 acres, with the goal of increasing our timber stand. The 1995 study shows our harvesting plan has worked well; our stand has gone up in board feet 4-5% since 1980. We are now working to improve the quality of our stand. We have been concerned about fire coming over the ridge but we should also be concerned about fires starting from within the park. We need to make sure we make our lots fire safe by cleaning up needles and bear clover be kept to under 3 inches within 30 feet of our homes. Also make sure that there are no branches near chimneys. Randy and Mike will be doing pre-inspections before the Forest Service makes their inspections. The fines are \$270.00 for each infraction.

Recreation - Report was made by Bob Snell. He stated that there had been over 100 kids at last year's fishing derby. There were 60-80 people attending the various holiday dinners. There were over 100 people at the labor day BBQ. There was a question as to whether there would be steaks or pit BBQ at this years BBQ. There was another question as to whether we were planning on taking out our swings as these were being taken out of numerous public parks because of safety hazards. Mr. Brown stated that there were things that we could do to make the swings safe without having to remove them, for example, placing tubing over the chains to keep them from pinching legs and hands. Bob reminded people that we were accepting donations for this years fishing derby which is scheduled for June 14. He also stated that we would love to have more volunteers to help with these events.

Health and Safety - Report was made by Fred Coleman. He again addressed the issue of cleaning your lots for fire safety purposes. He also asked that everyone observe the leash law for everyone's safety. He also stated that the speed limit in the park is 20 mph because of the narrowness of the roads and asked that everybody observe this speed limit. There was a question about access to the back roads for woodcutting and for driving to Long Barn, etc., and whether it was approved by the county to close the back road. Mr. Bradley stated that the county has abandoned this road and did give the Boy Scouts permission to gate it. It was stated that these back roads were also closed because of thefts and vandalism that was occurring to cabins near these roads, and because of unauthorized garbage use. Also, Randy cannot give us access to the back roads when the forest is closed to woodcutting because of fire danger. Please make sure there is a spark screen on your chain saw when you are cutting wood and bring a shovel and a fire extinguisher along with you when cutting wood.

Equipment - Report was made by Greg Brown. He stated that our equipment is in good shape right now, giving credit to Randy Tolbert for setting up maintenance schedules and maintenance records on all of the equipment. He also stated that Randy had made an inventory of all equipment in the barn. He turned time over to Randy, who gave much credit to Mike Caropresso who is an experienced diesel mechanic and has been able to many of the things that we used to have to send out to do. He stated that one of the ways we have saved money is that we did not buy a new truck, but added a dump to the old International and used that instead. He stated that he would also like to do more work on the old tractor.

Roads - Report was made by Jasper Morrison. He stated that there are seven miles of roads in the park and that we have not spent much money in maintaining our roads. He stated that we need to spend more money on them at this time so we do not end up having to replace the road base at about triple the cost of maintaining them now. He stated that we still hope to get some money from the U.S. Forest Service for damage done to Jordan Way West and Wheeler Road during the Rogge fire. He stated that this year we needed to re-surface the road from highway 108 down Wheeler Road, and Jordan Way West. A discussion on this was deferred until we could address it under new business.

There was a suggestion that before we resurface any roads that we should first pave the part of Beersheba that has never been paved.

Treasurer - Report was made by Richard Bonner. He stated that because of complaints of not earning more interest on our accounts, that this year three accounts were changed from Money Market Accounts to liquid CDS. The timber fund was changed to another bank. The assessments were put into 12 CDS that come due once a year, each on a different month. Because of this, we earned a more than \$12,000 interest on our accounts this year.

A motion was made by Randy Krassow to adopt the budget. Elsie Manning Seconded. This was carried with one nay. Questions as to why we do not list labor separately rather than under roads, equipment, etc., in our monthly statement. This will be done in future reports.

Elsie Manning stated that she asked for a statement last year on the Timber fund, moneys coming out and being replaced. She stated that she felt that the report she got last year was worthless. Richard Bonner stated that the board has not been able to get an adequate report from our current bookkeeper and are therefore changes are considered. Del Wallis stated that he had asked Tim Flavin, our bookkeeper, for an accounting of the timber fund and that Tim could not provide the information in sufficient detail. The board will be talking to a CPA firm that can provide monthly, quarterly, and annual reports and annual reports set up the way we want.

Del stated that bonding has been bought for board members and employees this past month. The cost \$255.00 and protects us in case of loss.

It was questioned as to how far back an audit would go. Del stated that the last audit was 3 years ago and it should go back to the last audit. Elsie Manning wanted to know if it was possible to track where money has been borrowed and where it was paid back to the timber fund. Del stated that the Board of Directors will request the auditor to be particularly sensitive to the tracking of the timber fund money.

Old Business -

Gate Cards - Tina Deitrich wanted to know why we cannot have more gate cards. She was advised that the Board of Directors would address this issue at the next monthly meeting.

Last year's proposed by-law change will be covered under new business along with this year's proposed by-law changes.

New Business -

A discussion ensued as to the fairness of weekenders and lot owners paying the same annual assessment as full-timers.

Doris Donaldson moved that we vote by secret ballot to have the assessment prorated as follows: Full-time homeowners pay 51% of the total budget cost, weekenders pay 32% of the cost, and those who own lots without cabins on them pay 17% of the cost. The motion was seconded by Dorothea and was voted on by secret ballot. Yes - 19, and No - 126.

Elsie Manning moved that we accept the proposed budget as printed. Walter Kipling seconded this motion. The motion was carried unanimously.

Randy Krassow was appointed Inspector of Election.

Del Wallis brought up the subject of the five proposed by-law changes. He asked if there was anyone to speak for the proposed by-law changes. No one stepped forward.

Each proposed by-law change was read aloud and voted on by secret ballot with the following results:

Proposed change #1	Yes - 13	No - 92
Proposed change #2:	Yes - 13	No - 92
Proposed change #3	Yes - 13	No - 92
Proposed change #4	Yes - 15	No - 90
Proposed change #5	Yes - 15	No - 90

Elections for Board of directors was then discussed. There were 4 seats up for election, three four year terms and one two-year term. The three candidates receiving the most votes would fill the four-year seats and the candidate receiving the fourth highest amount of votes would fill the two-year term, with the remainder filling vacancies as they come up, according to number of votes received. Incumbents running for reelection were Tracy Bowman, Deena Hague, Ron Hawke, and Del Wallis. Nominations were opened from the floor with nominations being received for Randy Martin, Norrine Coyle, and Gene Reed. The election results were as follows:

Del Wallis	126 votes	(Elected to a four-year term).
Deena Hague	56 votes	(Elected to a four-year term).
Ron Hawke	52 votes	(Elected to a four-year term).
Gene Reed	51 votes	(Elected to a two-year term).
Norraine Coyle	46 votes	(First to fill a vacancy).
Tracy Bowman	42 votes	(Second to fill a vacancy).
Randy Martin	31 votes	(Third to fill a vacancy).

A discussion was opened on needed road repair and how to finance this, e.g., using timber funds versus assessments. Don Moody moved that if a road repair plan was adopted, that the paving of Beersheba be included in the first year's repairs. This was seconded by Elsie Manning. The motion was carried.

Randy Krassow moved that the board sell the seven lots on the five acres when the subdivision was completed, with the members being notified 60 days in advance of the sell, and the lots to be done in an open bidding fashion, being sold to the highest bidder. This was seconded and carried with one nay.

Del made a proposal that we use 50% of the current timber fund (\$70,000) to pave Wheeler Road, and that we authorize three timber sales over the next three years (one in each compartment) and use 50% of the money from these sales and 50% of the money received from selling the seven lots on the five acres to pave the remaining roads on a three-year schedule.

Randy Krassow moved that we accept Del's proposal. Daryl Clark seconded this motion. This was voted on by secret ballot, with the voting results as follows Yes - 74 No - 29. The motion carried.

A question was then raised from the floor as to what the final total cost of the gate had been and what the original proposed cost of the gate was. The final cost of the gate was approximately \$44,000, and the original proposal was \$25,000.

Joe Martin stated that according to the by-laws, Article II Section 5, the notice of the annual meeting will be sent out not more than 30 days before the date of the meeting and no less than 10 days before the meeting. He received his notice more than 30 days in advance and therefore wanted the minutes to reflect that this meeting should be considered invalid.

Note: It may be of some interest that the Board of Directors also received a concern from the membership that the notice was not received in adequate time. These are mailed out via first class mail.

Tina Deitrich moved to close the meeting and Mr. Krassow seconded this motion. The meeting was adjourned at 1:50 p.m.

Minutes of executive Session - Election of officers May 23, 1997

The meeting was called to order at 1:55 p.m.

Motioned by Bonner that Del Wallis be elected president, seconded by Hawke. Motion carried.

Motioned by Hawke that Jim Morrison be elected Vice President, seconded by Coleman. Motion carried.

Motioned by Coleman that Richard Bonner be elected Treasurer, seconded by Snell. Motion carried.

Motioned by Morrison that Deena Hague be elected Secretary, seconded by Brown. Motion carried.

Committees:

Water-Jim Morrison; Roads-Jim Reed; Buildings-Ron Hawke; Timber-Fred Coleman ; Recreation- Robert Snell; Health & Safety-Deena Hague; Finance-Richard Bonner; Equipment-Greg Brown.