

ODD FELLOWS SIERRA RECREATION ASSOCIATION

ANNUAL MEETING - MAY 28, 1995

The meeting was called to order at 9:20 AM by President Edward Smith, all Board members present except Rairden. The number of members present (including proxies) was 105: 76 Recreation Association members and 29 more that were Homeowners association members. It was determined that a quorum was present to conduct business (89 homeowners including 67 recreation members). The flag salute was led by Edward Smith. The invocation was led by Richard Wheeler. The chairman introduced each member of the Board with comments.

MINUTES: A motion was made by Elsie Manning, seconded by Ray Coyle that the minutes of 1994 annual meeting be approved as written. Passed. A motion was made, seconded and carried to hold the Recreation Association meeting and Homeowners meeting concurrently.

CORRESPONDENCE - None

COMMITTEE REPORTS

WATER - Greene - Water storage will be 300,000 gallons as soon as the new tanks are installed. The water is pure enough that we do not need any additives. There are long-term plans for upgrading of the water system for water usage and fire protection by the addition of new piping. The lake has been dredged. This gives us greater fire protection as well as added recreational facilities.

ROADS - Morrison - This winter season has been one of the wettest and longest on record. It might be a 100 year winter, 70 plus inches of rain and 120 plus inches of snow. The weather has extracted a toll from the roads. The bridge on East Jordan must be repaired. The estimated cost of repairs is \$12,000. The repairs will take approximately two weeks and be completed in August. The wet weather has shown that road drainage must be improved. We will be working on replacing culverts, improving and adding new bar ditches. Home owners will be notified if any improvement or change in their culvert is required. The Home owner has two options:

1. The Homeowner may complete the required culvert work (it must meet park requirements).
2. The park will perform the required culvert work and bill the home owner. In all cases the required work must be completed within 60 days of notice.

BUILDINGS - Smith - The roof to the Recreation Hall has been replaced with a 26 gauge steel roof. While the repair was in progress there was some damage due to an early rain, but that was repaired before final payment. The rains since the completion of the roof have not caused any damage -and there have been some very heavy rains.

TIMBER - Adams - Although there was not a scheduled green timber sale in the 1994/1995 fiscal year, the Sierra Recreation Association realized a net profit of \$1906.00 from the sale of salvage timber (bug killed), located in various pockets around the park property. For the fiscal year 1995-1996 applications have been submitted by our forester, Tim Tate of forest management services, to harvest green timber from a component of the park that lies north west of the Boy Scout property and continues to the boundary of the Odd Fellows Youth Camp. Also included in the application is a selective harvest of the 5 acre parcel located on West Jordan Way across from the pine needle burn area. The application is expected to be approved with logging to begin in early summer. Bid proposals have been sent to several mills and logging operators in the area for competitive bidding. This area will complete the master timber management plan that was developed a number of years ago.

RECREATION - Hawke - Several recreation/social events were held. First there was the Fish Derby in June, a big turnout for the Labor Day Barbecue, Thanksgiving Dinner and Christmas Dinner, St. Patricks Corned Beef Dinner in March and finally our spaghetti feed last night. Attendance at all events has been strong (with the one exception of the spaghetti feed). These events were made possible by the efforts of board members and Dale Smith. Help from members and music by the Freitas' was also appreciated. Your suggestions for recreation events are requested.

HEALTH AND SAFETY - Morgenroth - Health and Safety can cover a broad range of items. The cleaning and deepening of the lake is a major benefit for park members. We should have a higher quality of lake water and a longer season of use because of this improvement.

MINUTES (continued)

Now some items for thought: A continuing park problem is garbage, requiring our caretaker to sort, remove, and generally clean up after some people have thoughtlessly, carelessly, lazily disposed of their garbage, and items they know the disposal company will not accept in the trash receptacles. Perhaps if we are to continue to provide this "amenity" at an ever increasing expense, we may need a security camera to monitor the disposal area. Something must be done to reduce the time and expense this service requires.

I believe the ever increasing demands on the Recreation Association Board to reconcile or mediate in problems one park member has with another requires that the Homeowners Association vote in an active Board of Directors to manage areas that are generally accepted to be the proper function of Home Owners Associations.

This park is a big business! You elect a Recreation Board of Directors to operate this park for you. The Recreation Association Board of Directors provides management of a water system, a road system, a caretaker, timber resources, common area, and compliance with ever increasing government regulations. All the rest of the inter-personal problems, cluttered yards, loud noise, parking, speeding, rowdiness, animals, garbage - should rightly be the responsibility of the Homeowners Association. The times when a lodge member could talk directly with a person and try to solve whatever was causing that person distress has long past. Courteous behavior toward one another seem to be a vanishing personal responsibility. I am saddened to see it passing. I have always believed the fewer rules and regulations we can function with, the better our quality of life will be. But the fact remains: An avenue must be found to mitigate these continual anti-social behaviors for the benefit of all park users.

In closing - thank you for electing me to our Recreation Association Board of Directors last year. The experience has opened my eyes to the multifaceted operations faced by the Board. I hope those of you who are able will seek the opportunity to serve the membership. There are many good people here and you will benefit in working and socializing with these interesting people.

EQUIPMENT - Rairden - Equipment is being well maintained by our caretaker.

FINANCE - Zobel - Report for 94-95 fiscal year.

1. We had an outside audit of the Association's books. It showed that everything was in good order with the exception of non-compliance with state statute that require reserve accounts for capital items such as roads, equipment, etc.

2. 6% of lot owners/members had to be turned over to collection agency for past due assessments.

3. All Homeowners Associations are now required to have a minimum of \$3 million for general liability insurance. This will bring a premium increase of 30%.

4. The Association also had substantial increases in costs for garbage/trash services, water (state testing) fees, utility costs for pumping water.

5. The Association will be in need of funds to pay the large premiums due June 1 for property & liability insurance. Our checking balance is very low. It would help very much if all members that can pay their assessments immediately. If assessments become delinquent they are turned over to the collection agency. The collection agency adds their fees to the total so that the delinquent member pays for the collection fee, not the Park.

OLD BUSINESS: The 5 acre plot will be divided into seven lots, each more than one third acre. There will be a 2.2 acre green belt behind these lots. All salable lots will front on Jordan Way West. A demolition permit has been obtained to rid the parcel of the cabin. The fire department has been asked to burn the cabin as a practice session. We have obtained reciprocal easements from W. Smith and J. Freitas so that each may travel the roads without legal difficulties. We also are working on a similar easement from the Boy Scouts. The lots still need perk tests and that will be done as soon as weather permits.

There was discussion on noise - particularly youngsters using the roads as a play area for their ATV, motorbikes, etc. - and what to do about it.

Gordon Greene presented information on installing a gate that he had obtained from various contractors and places where gates had been installed. There are individual problems to be solved. The advantages are: better security from vandalism, lessening of liability, security for garbage, Snob appeal (it has been known to raise property value). The facility will have a dedicated phone line and key card for admission.

MINUTES (continued)

May - June 95

The gates will each be 12 feet wide, necessitating approximately 30 foot wide street at the gate site. Arrangements will be made for emergency vehicles and delivery vehicles. Guests of members will have to arrange with members that do not have a phone so that they can get in. The installation cost will be \$30,000, which will cost each property owner \$80.00. Cost of operation will be approximately \$30.00 per month which will be included within the budget. A motion was made, seconded and carried to authorize the construction of a gate with the cost of installation to be taken from the timber fund and that money paid back to the timber fund from the assessment of the members. The vote was 64 yes, 19 no. A motion was made seconded and carried to assess each lot \$80.00 beginning with the 96/97 fiscal year. This assessment can be paid in four annual installments of \$20.00.

Dorothy Clifton expressed concern over the growth of trees that block the view of the meadow for the caretaker. A committee of three - Zobel, Akers, Clifton - was appointed to look into the matter. Maynard Wallin expressed desire to look into the history of the park, particularly prior to establishment.

NEW BUSINESS - A motion was made seconded and carried to accept the budget and assessment. The vote was 70 yes, 36 no. It was moved by Mark Bradley and seconded to not establish the required reserve funds as we have the timber fund to fall back on. The motion passed. As a matter of record each member of the Board voted in favor of establishing reserve funds.

There were three candidates for the three 3-year terms for the Board: J.J. Morrison, Richard Bonner, Fred Coleman. Since there was the exact number and no further nominations, they were elected by acclamation. There being no further business, the meeting closed at 12:05 PM. Respectfully submitted, Bill Kilgore, Secretary

BOARD OF DIRECTORS MEETING MAY 28, 1995

The meeting opened at 12:15 PM with Edward Smith presiding.

The following were elected to office:

President Edward Smith

Vice President Jasper Morrison

Treasurer William Zobel

Secretary William Kilgore

The following appointments were made:

Buildings Hawke

Water Greene

Roads Morrison

Timber Adams

Health and safety Coleman

Recreation Bonner

Equipment Smith

No further business appearing the meeting was closed at 12:30 PM.

Respectfully submitted, Bill Kilgore, secretary