

**Odd Fellows Sierra Recreation Association
Odd Fellows Sierra Homeowners' Association
Annual General Meeting
May 30, 2010**

A welcome greeting to the sixty-second OFSRA Annual General Meeting and the twenty-fourth OFSHA Annual meeting was called to order by Acting President **Fred Coleman** at 9:11AM on 5/30/10, meetings for both associations were conducted concurrently.

The Pledge of Allegiance to the flag and the invocation were provided by **Al Orth**. **Al** requested that all in attendance take a moment to remember those that have passed before us this Memorial Day and offer prayer to those that defend our country.

Motion by **Elsie Manning** seconded by **Andrea Miller** to waive the reading of the minutes of the 2008-2009 annual meeting. Carried and so ordered.

Roll Call and Introduction of the Board of Directors: All members were present.

<u>Member</u>	<u>Position</u>
Fred Coleman	Acting President and Secretary
Shaun Velayas	Treasurer
Paul Emery	Health and Safety
Charles Varvayanis	Water and Gate
Mike Ford	Buildings
Friedhelm Peter	Member
Steve Wallace	Roads
Al Orth	Equipment (Resigned from the Board earlier but to give equipment report)

Evacuation Plan- presented by **Barry Rudolph** (Cal Fire). **Barry** discussed the defensive space and the Tuolumne County generic general Evacuation plan. In brief, the Fire Service team determines the fire threat and the police handle the actual evacuation or you may have to leave on your own if neither team has arrived. There are two routes out of Odd Fellows Park and they may only allow you ten minutes to pack before starting an evacuation. Check on line at the Cal-Fire website (www.readyforwildfire.org) for more information. **Barry** suggested that homeowners may want to conduct their own "fire drill activity" and drive the evacuation routes. **Gloria Harvey** is already working on a grant proposal for fuel reduction along the routes and in the Park.

Introduction of new Park Manager- Mark Higgins was introduced by **Fred Coleman**. **Mark Higgins** provided a brief introduction of himself.

CORRESPONDENCE: presented by **Fred Coleman** -

A letter in regard to future terminations of park employees from **Deanna Williams** was read. **Roger Townsend** had sent a prior letter (via an e-mail) and hadn't received a response.

COMMITTEE REPORTS:

WATER- Charles Varvayanis -

(1) **Water usage-** Usage in 2009/2010 was approximately 8,130,568 gallons compared to 9,013,100gallons in 2008/2009. This is the least amount of water used in the last ten years. Chlorination was required due to a break.

(2) **New Water Operator:** Bob Cloak was replaced as our water operator by **Gary Scarborough**.

Tanks -There are six tanks within the park. A Colorado firm gave us a bid of \$4,425.00 to clean and inspect the tanks.

After discussion - A motion by **Elsie Manning** and seconded by **Michael Letner** to have the Colorado firm service the tanks. Carried and so ordered.

ROADS- Steve Wallace - received a proposal from George Reed, a local road contractor, with a variety of

options to maintain the roads. The projected costs range from \$2,450.00 up to \$11,800. There was a discussion about the benefits of "slurry seal", "fog seal" and "crack seal". A discussion followed. A motion by **Ron Hawke** and seconded that the board be authorized to look into the matter further and have five board members determine what action to take. Carried and so ordered. A motion by **Cathy Canales** and seconded by **Bob Hintz** to require three competitive bids for any project over \$5,000. Discussion followed and a vote was taken. Motion failed.

BUILDINGS - Mike Ford – The front gate was painted and the cameras were installed. The entrance light was completed by **Steve Wallace, Al Orth** and **Mike Ford**.

Caretaker's Cabin - As previously noted in last year's (May 2009) minutes, the Caretaker's Cabin needed to be brought up to code. The cabin, with the exception of the kitchen, was completely remodeled this last year.

Mike Ford presented a slide show depicting the work done inside the cabin. The outside of the building needs new siding and any dry rot discovered when the old siding is taken off needs to be repaired. A deck needs to be installed outside the sliding glass door, the kitchen needs to be remodeled and some flashing needs to be replaced.

Mike Ford stated that someone else needs to be assigned the job of completing this work. Considerable discussion followed. A motion by **Linda Clark** seconded by **Mike Ford** to borrow \$40,000 from the timber fund to complete the kitchen and the outside of the cabin with the loan to be paid back beginning with the 2011-2012 budget year with no interest. Motion carried and so ordered.

COST OF THE CABIN TO DATE:	Material	\$19,714.58
	Labor	<u>\$19,256.00</u>
	Grand total	\$38,970.58

Status – Rental Agreement for Mark Higgins: Previously there had been no rental agreement with the prior caretaker. Currently there is no "rental agreement" established with **Mark Higgins**. New Board will handle this matter.

At 11:04AM a 10 minute break was called by Fred Coleman.

At 11:20AM the Annual General Meeting was called back to order by Fred Coleman.

TIMBER - no one assigned. **Fred Coleman** provided an update.

Update on Vegetation Management Plan mentioned last year - There was to be a management plan developed by our forester Will Dorrell. Later this year he will address this matter and be able to provide an update on the status of our forest. The Park will not be cutting timber this season as timber prices are way down. Payment for Will's services to come out of the Timber Fund

RECREATION –

Mike Ford is not in charge of this section but stated that he takes care of the lake portion of the fishing derby. **Jesse Worsham** handles the picnic. **Mr. Ford** suggested that the Rebekahs handle the donations for this year's fishing derby.

HEALTH & SAFETY - Paul Emery - The annual inspection of fire extinguishers will be completed. He thanked the local Rebekah lodge for taking care of the donations for the fishing derby.

Susan Flobelli was thankful for the Lake dredging. She then made motion that the raft be returned to the Lake. Discussion followed regarding the liability to the park for a raft. A free floating raft is not allowed by our insurance company. Any raft must be anchored. Motion died for lack of a second.

Paul Emery inquired if homeowners would be interested in an "anchored raft"? The show of hands indicated a positive response to research this option further. **Paul** will check with the helicopter fire safety folks to ensure that a helicopter has access to scoop water if there is an anchored raft in the lake.

EQUIPMENT - Al Orth – The Tractor & Mower are shot. The old dump truck cannot be used since it is not covered by insurance. The Snow Plow has the wrong insurance and no liability for use on the roads or highway. Al thought overall that the total damage to equipment in the last year equaled about \$10,000 to \$12,000. The Toyota truck repair cost will be about \$3900.00.

The road grader is in decent shape with the money left over from the purchase set aside for required maintenance.

The snow plow has been heavily utilized this past winter season. It needs to have the new blade installed

before the next snow season. The older truck is no longer "insurable" and it's too expensive to repair. The mower is in horrible condition - it doesn't cut grass very well. The cost of a new tractor with mower could be up to \$20,000. A used Kubota 96 model with about 450 hrs could be around \$18000.00. More research will be required before a decision can be made. A discussion took place about the equipment.

Tool update - The Park does not have any tools for the caretaker to use. Tools need to be purchased.

FINANCE- Shaun Velayas - End of year status - The treasurer can always be reached and can provide the exact accounts/amounts where any expenses to date have been paid. The current Board had decided not to purchase the Cedar Brook property (despite the favorable response from the members) and the funds being held for the possibility of a purchase went back into the money market accounts at 1.3% interest for a two year term that is fully insured. There is about \$30,000 that needs to be transferred back into reserve funds. There is a web site for the park www.sierrapark.org that needs volunteers to help get it going.

ACCOUNTING FOR ASSESSMENTS: There are less delinquent assessments than in previous years. Some foreclosures have occurred throughout the Park, but in general the housing slump hasn't affected the Odd Fellows Park selling prices as bad as in other areas. **Shaun** wants to create a mechanism for collection of past assessments. Perhaps delinquent accounts and amounts past due should be printed in the monthly newsletter.

Money owed Timber Fund- The entire prior debt of \$50,000 has been repaid to the Timber Fund.

Accounting for Caretaker's Cabin - The cabin remodeling came in under the \$40K budget plan and money was not needed from the Timber Fund. The playground has been paid off.

OLD BUSINESS: None reported

NEW BUSINESS:

DOG PARK- Motion by **James Lenhardt** seconded by **Duane Lehan** to remove the Dog Park in its entirety. After a discussion, **James Lenhardt** removed his Motion and moved that any future outbuildings or fencing need to be discussed between the home owners and Board members prior to finalization when it effects the Park Land as it's a recreational usage associated with the land property that affects all home owners, not just a few. Motion Failed for lack of a second.

GARDEN SHED & GARDEN - Rebekah Dogwood Lodge #200 proposed to locate a garden shed by well number six. The Rebekahs want to put in a "deer fence" to enclose a specific area for gardening. They would also like to erect a garden shed on blocks to hold all their tools. The garden would be a project to grow seasonal vegetables which could be shared with the community. The Rebekah Lodge would cover all expenses. Motion by **Mike Ford** seconded by **Susan Flobelli** to allow the Rebekahs to move ahead with their Garden and Garden Shed at the selected location. Carried and so ordered

EVACUATION PLAN - discussed and noted at beginning of meeting minutes. Please refer to page one.

PROPER USE of Park Equipment, Supplies, Materials, Tools and Caretaker's Cabin - Fred Coleman read - "Park equipment, tools supplies, materials, Caretaker and any park employees are for the sole benefit of the Odd Fellows Sierra Recreation Association (Park only) and not for the private use or benefit of a Board member or other homeowner. Exception can be made by the Board in an extreme emergency". A show of hands was requested to show support for the statement. Show of hands was unanimous for the statement. No possible exceptions, no discussion, and no opposition.

FIRE WOOD - Fred Coleman remarked that the rule concerning the gathering of firewood in the Park had been broken on several occasions. That was the reason for the rule change concerning the gathering of firewood. It was now to be sold to the highest bidder and the profit from the sale would go to the Fishing Derby. Discussion followed and it was suggested that the Firewood policy needed further review.

Off ROAD VEHICLES, DIRT BIKES AND ATV'S - As of June or July 2010, 3N90 the US Forest Service road behind our large water tank is going to be closed to all but highway licensed vehicles. This is due to the new Travel Management Plan adopted by the Forest Service. This rule not only applies to 3N90 but all roads in the Highway 108 corridor. This is the area between the Tuolumne River and the Stanislaus River. The first offense carries a fine of AND \$150.00 per incident. The US Forest Service will be attempting to close off all side roads and skid trails entrances with boulders. See **Fred Coleman** for maps of areas

affected.

INSURANCE - WALLACE AND COLEMAN - They met with our insurance agent and found that there are a few problems. For example, the small gate house was insured for the sum of \$35,000. The cabin was too low and is now insured for \$175 per square foot. The insurance company suggests that dead trees be removed from our property within the sub-division since we are not insured for any damage or injury resulting from a dead tree.

PURCHASE OF CEDAR BROOK UPDATE – FRED COLEMAN - He stated that the survey sent out to the members indicated an approval of 70% to purchase this property. The purchase would close the backdoor to the Park and provide us with more security. With the purchase we would not have to worry about neighbors and would also acquire timber for a future sale. **Paul Emery** said that the Board had moved forward in their investigation of Cedar Brook (original value between \$650,000 and \$750,000) and the Board had decided not to try and purchase it at this time. Motion by **Ron Hawke** seconded by **Mark Bradley** to have the Board reopen their investigation into the purchase of Cedar Brook and to investigate through due diligence for the Park's benefit as a viable asset or not. Motion carried and so ordered.

MAINTENANCE BUDGET & ASSESSMENT FOR 2010-2011 - Shaun Velayas - Budget was mailed out to all members. Motion by **Clark Kellogg** seconded by **John Wallace** to approve the budget as presented. Carried and so ordered. The 2010-2011 budget provides for a reduction of the assessment from \$865.00 per year to \$830.00.

LICENSING AGREEMENTS ARE EXPIRING – The must be addressed and taken care of prior to October of 2011.

ELECTIONS OF NEW MEMBERS TO THE BOARD OF DIRECTORS:

Al Orth and **Jesse Worsham** have resigned from the Board. The terms of **Mike Ford**, **Steve Wallace** and **Fred Coleman** have expired. All three have removed their names from the ballot.

Three seats have a three year term and two seats have a one year term. The proxy contains a list of candidates. Those nominees previously listed do not require nomination from the floor. Those two nominees are **Gloria Harvey** and **Linda Clark**. Nominations were opened. **Ron Hawke** nominated by **Pat Monahan**, **Dick Barrett** nominated by **Bob Cloak**, **Nelson Fialho** nominated by **Gloria Harvey**. A brief introduction from each BOD candidate was made. The 3 candidates with the highest votes are to fill the positions with a three year term. The remaining two candidates will fulfill positions with a one year term. Cumulative Voting was called for. The vote was taken and the results were as follows:

Gloria Harvey obtained 54 votes - elected to a 3yr term.

Linda Clark obtained 50 votes - elected to 3yr term.

Ron Hawke obtained 31 votes - elected to 3yr term.

Dick Barrett obtained 30 votes - elected to a 1yr term.

Nelson Fialho obtained 27 votes -elected to a 1yr term.

Meeting Adjourned at 1:52 p.m.

Minutes taken by Randy Grosse

These minutes have been corrected and presented herein as per the audio tape of the meeting by the committee of:

Linda Clark, Fred Coleman and Gloria Harvey