

Camp Cedarbrook Purchase Survey

The Odd Fellows Sierra Recreation Association (OFSRA) Board of Directors is facing one of its largest decisions and requests your advice. Please see the accompanying document.

Some questions are for all members, Odd Fellows Sierra Homeowners Association (OFSHA) members, and some questions are for Odd Fellows Sierra Recreation Association (OFSRA) members only. An OFSRA member is an OFSHA member that is also a member of an Odd Fellows or Rebekah lodge.

Please provide your name and street address in Odd Fellows Sierra Park:

Name: _____

Street Address: _____

Mailing Address (Optional): _____

Phone Numbers (Optional): _____

For all Members, both OFSHA and OFSRA:

Are you in favor of bidding for Camp Cedarbrook at the auction? A winning bid may raise your assessment. Please see the accompanying document.

- Yes
- No

The following questions are for OFSRA Members Only:

Are you a member of an Odd Fellow or Rebekah Lodge?

- Yes
- No

Are you in favor of using Timber Fund monies to purchase Camp Cedarbrook? If "Yes", please answer the remaining question. If "No", this is your last question.

- Yes
- No

If you answered "Yes" to the previous question, what is the maximum you advise the BOD to bid?

- \$300,000
- \$350,000
- \$400,000
- \$450,000
- \$500,000
- \$526,919 (Full value of the Timber Fund)

Please fold, tape, and mail completed forms to the address on other side or e-mail responses to sierrapark@sierrapark.org

Camp Cedarbrook Survey Response



Odd Fellows Sierra Recreation Association
P.O. 116
Long Barn, CA 95335-0116

**Odd Fellows Sierra Recreation Association, Inc.
Odd Fellows Sierra Homeowner's Association, Inc.**

Dear Member,

August 30, 2010

We recently learned Camp Cedarbrook (the former Boy Scout Camp) will be sold at auction on September 21st 2010.

The Odd Fellows Sierra Recreation Association (OFSRA) Board of Directors is assessing the possibility of attempting to purchase Camp Cedarbrook at auction on September 21st 2010. To that end, the OFSRA and OFSHA BODs would like your advice.

Because of the limited time remaining, we request you study the information below, complete the attached survey, and return your response promptly. Some questions are for all members, Odd Fellows Sierra Homeowners Association (OFSHA) members, and some questions are for Odd Fellows Sierra Recreation Association (OFSRA) members only. An OFSRA member is an OFSHA member that is also a member of an Odd Fellows or Rebekah lodge.

Background:

Odd Fellows Sierra Park was established in 1948. Nearly continuously since that time Odd Fellows Sierra Park has been involved in many access, right of way, property boundary, use, road maintenance, and noise issues, among others with Camp Cedarbrook. These issues have consumed many hundreds and possibly thousands of hours of billable lawyer time and expense and hundreds of hours of BOD time.

In 2004 we were sued by Camp Cedarbrook and lost. The legal defense bill was in excess of \$100,000.00, the judgment against us required we pay Camp Cedarbrook \$40,000.00 in damages, and they won an easement across our roads. Fortunately our insurance company picked up most of the damages and legal fees, but we had to pay a portion of it and suffered increased insurance fees for years after that. Since then there have been right of way, noise, speeding, and trespassing issues, and suspected use of our dumpster. There has also been a disturbing amount of gun fire adjacent our property we have been powerless to control. These types of problems have transcended owners and time.

Camp Cedarbrook was originally comprised of two separate parcels of land, one 21 acres and the other 5 acres. The 5 acre parcel was sold a few years ago, and the 21 acre parcel directly adjacent Odd Fellows Sierra Park is what is in question here. With its purchase, the developed portion of Odd Fellows Sierra Park (where we live) would be 100% surrounded by Park owned property, and all access would be permanently under our control.

A small amount of information about Camp Cedarbrook is available on the website at www.varvayanis.com/sp/Camp_Cedarbrook.htm. A description of Camp Cedarbrook is included in the document "Camp Cedarbrook - Complete Summary Appraisal - 5/7/2004" on that same webpage. Please be aware, we disagree with some of its conclusions and assessments, the 5 acre parcel was sold, and Camp Cedarbrook has somewhat changed since the time of that appraisal.

Impact of Purchase:

Purchasing Camp Cedarbrook would provide mostly intrinsic value and piece of mind that our park would return to the peaceful place it was and remain that way. A modest income would be realized from periodic timber harvest, and its structures may provide income or cause expense.

Our annual expenses would increase due to tax and insurance liabilities. The amount has not been yet determined, but thought to be less than \$17,000 per year, or less than \$48.00 per member.

Motion made at the 2010 Annual Meeting:

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.

Our current Reserve Fund status:

TIMBER RESERVE:	\$526,919	EQUIPMENT RESERVE:	\$19,823
ROAD RESERVE:	\$39,718	WATER RESERVE:	\$116,117 (Plus \$16,380 not yet deposited)

Odd Fellows Sierra Park
Important Information and Question
Prompt Response Required

Odd Fellows Sierra Recreation Association
P.O. 116
Long Barn, CA 95335-0116

Return Service Requested

U.S. Postage Paid
Bulk Mail
Permit #2
Long Barn, CA 95335