

SIERRA PARK PROPERTY OWNERS

Ad Hoc Committee for Community Services District Update from 7/7/2012 Town Hall Meeting

THANK YOU! -- THANK YOU! -- THANK YOU!

To those who have generously contributed, the Committee thanks you on behalf of all of property owners in the Park. Your help will enable us to keep everyone informed through this and future mailings. To date: Two mailings at \$250 each; contributions received = \$1,097. Many property owners have also provided an email address and asked to receive information that way, reducing future mailing costs. Our thanks to all!

Nearly 40 property owners attended the July 7 Town Hall Meeting, showing great interest in the Committee's research and asking excellent questions about the findings. In addition to wanting to learn more, they were eager to move toward a more tranquil, secure future. The discussion was lively and several great ideas on helping with communications were brought forward. A summary of what was presented:

1. A brief review of Park organization and management from its initial founding to today. At the Annual Meeting in May, the OFSRA Board recognized the need to chart a different course and supported the formation of the Ad Hoc Committee to research options.
2. Committee member Chris Kiriakou summarized the findings to date. The committee first established **guiding principles for park operation**. Most important among these were the ability of any new structure to be:
 - Multipurpose – able to provide all the current services valued and currently enjoyed by property owners (as indicated on the 170+ responses to the Homeowners' Survey)
 - Representative of all owners – one vote per landowner lot
 - Accessible and transparent – decisions to be made in open meetings
 - Independent of other governmental agencies
 - Non-profit, with no conflicts of interest in operating the Park
3. The group reviewed multiple options, including six in depth. A detailed chart evaluated each against the principles, and a clear winner emerged: only a **Community Services District** meets all the criteria established. The committee recommended moving forward to establish the Park as a CSD, and attendees supported this recommendation.
4. The CSD would manage Park operations (roads, maintenance, water, recreation, etc.) and would own all common property. As has always been the case, the OFSRA (members of the Odd Fellows and Rebekahs) would retain ownership and full control of the timberland, Cedarbrook, and the caretaker's cabin.
5. The CSD would be a public agency, subject to the requirement that all meetings are open to the public serviced, and closed sessions could be held only in very limited circumstances (discussions with attorneys related to litigation, contract negotiation, or employment disputes). It would also be required to post an agenda before each meeting and allot time for public comment on agenda items, questions, or raising of policy issues and concerns.
6. A General Manager, employed by the CSD, would manage Park Operations with CSD Board oversight. The General Manager would coordinate efforts of the caretaker, outside contractors, and much-valued volunteer efforts in the park.

[Ad Hoc Committee Update]

7. Next steps:

- The OFSRA Board supports formation of a CSD, and plans to take the issue to their shareholder members for a vote in September. If members approve, OFSRA will transfer ownership and control of facilities, common areas and equipment to the CSD.
- A detailed application package, including full survey of the Park, Business Plan, proposed CDS Policy and Procedures, and Interim Board of Directors must be provided to the County's Local Agency Formation Committee (LAFCO). The Ad Hoc Committee, with backing from OFSRA, is working with a local consultant experienced in developing this documentation; a survey and valuation of all Park common property will be underway soon.
- Ad Hoc Committee efforts in the meantime:
 - Review Policy and Procedures of neighboring CSD's and adapt as needed to develop proposed Sierra Park Policies and Procedures, including voting procedures
 - Review and comment on documents provided by consultant and OFSRA; request revisions as required
 - Provide OFSRA with any detailed information needed to support their shareholder membership vote
 - Establish an Interim Board of Directors
 - Serve as liaison between LAFCO, property owners and OFSRA to provide ongoing communication and progress updates
 - With help from homeowner Marianne Gennis, work to set up a website for posting of all communications to date, including the Town Hall Meeting presentation, and inviting homeowners to post questions/ comments. Watch for more info on this!
- LAFCO will review the application, and accept it as-is or ask for more information within 30 days. A more in-depth review, including provision for public comment, must be conducted within 90 days of acceptance.
- Once LAFCO accepts the application and the in-depth review is completed – assuming a successful outcome, all property owners within the Park will have the opportunity to vote on whether to accept or reject the formation of a CSD.
- This entire process will take at **least six months**.
- Assuming the vote is positive and LAFCO approves formation of the CSD, the Interim Board of Directors would move forward with the voting process to elect a formal CSD Board. This vote would occur within 90 days of the CSD's formation, allowing time for candidates to express their interest and provide position statements outlining their reasons for running. Again, all property owners would be eligible to vote – one vote per lot.
- The elected CSD Board would then be responsible for ongoing management decisions, including employee issues, financial decisions, meetings and communications, establishing assessment values and collection procedures, and any future adjustments to the proposed Policies and Procedures.

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Meet Your Ad Hoc Committee!

We are a group of dedicated volunteers who want the Park to remain as it is in the day-to-day use of the property and the things we all enjoy. Our goal is to find a way to develop an administrative structure that can support the Park and fairly represent every property owner.

Michael Lechner, Committee Chair

As an energy conservation engineer, I have years of experience with the Public Utilities Commission – which is why I'm working to avoid their intervention in our Park! In my free time I am a golfer (sort of), hiker, tinkerer and overall fun-loving guy. My wife and I have co-owned our cabin with our extended family for only three years, but we all look forward to sharing the seasons in this wonderful Park for generations to come.

Larry Cowles

My wife Pat and I have owned a cabin on Abraham for about 10 years. We live near San Jose. We bought a cabin in Sierra Park for many reasons: tranquility, clean mountain air, the trees, a fun place for the kids, and the fact that the Park seemed like a very well-run organization that covered all of the essential tasks of running a Park in an efficient and low-cost manner. I joined the Ad Hoc Committee to help get the Park back to the way it was, the way I believe we all want it to be. I hope you'll join us.

Chris Kiriakou

My wife Linda and I have owned a "resort" on Miriam since 2002, and get there once or more each month. I worked in management of the Turlock Irrigation District until I started a consulting business providing executive level electric utility advice. Sierra Park is such a beautiful location it is a shame to have it marred by recent issues; we are involved to see peace and harmony restored. I believe this can be accomplished by creating a special district where the homeowners are represented and the Park operates in a fair and open way that they can all support.

Wanda Lenhardt

I have come to this Park ever since I was a kid. My grandfather was one of the founding members of the Park and my mother remembers coming up before any of the land was developed. I am on this committee because I wanted to understand what was happening and what our options really were. What we have in the Park is a gift, and I am working to protect it.

Andrea Miller

I am an attorney with particular expertise as a federal litigation specialist. During my career I have served on many boards as an independent director. I am currently a member of the Executive Committee of the Levi/Schwartz American Inn of Court and President of the United States District Court for the Eastern District of California. I am deeply interested in preserving Sierra Park services to assure that our "little slice of heaven" is kept intact.

Heidi Ordwein

My family and I have been coming to the Park for 26 years. Our girls were teenagers and now our grandchildren are teenagers. My husband and I built our retirement home on Abraham 12 years ago and became full time residents a year and a half ago when I retired from a management position in Employee Relations. I joined the Ad Hoc Committee to help find a viable operating structure that will meet the current needs of all property owners without losing the essence of our wonderful environment.

Pam Vieira

We have had a home in the park for 10 years. Our family has grown from only 1 grandchild then to now 5. We enjoy all the Park has to offer, beach, playground, fishing, etc. We are just an average family who wants the Park to stay the same. I want all homeowners to have a say. So far the new community services district has the promise of doing what we all want - I'm proud to be a part of it.

[Ad Hoc Committee Update]

Watch for updates as we learn more. As always, your input is welcome!

IF YOU RECIVED THIS COMMUNICATION BY MAIL, HAVE AN EMAIL ADDRESS, AND WOULD BE WILLING TO RECEIVE FUTURE INFORMATION ELECTRONICALLY PLEASE LET US KNOW.

Send an email to tmlechner@earthlink.net. Please include name and home address so we can be sure to take your name off the mailing/printing list.

If you have questions please call Michael Lechner at 408-309-6015 (after 6:00PM).