

Sierra Park Homeowners' Association

Newsletter

November 2011

Website: www.sierrapark.org

Phone: (209) 586-3733

e-mail: ofsha@ofsha.org

From the President

Dear Homeowner:

In an attempt to keep you informed about the OFSHA Board and its importance to you, I want to discuss a number of issues that have taken place over the last twenty-five years.

Historical Background

In 1986, the Odd Fellows Sierra Recreation Association (OFSRA) which had existed since 1948, was reorganized and the Odd Fellows Sierra Homeowners Association (OFSHA) was newly formed. Neither corporation is affiliated with the Grand Lodge of the Independent Order of Odd Fellows.

The subdivision was originally established by people who belonged to either an Odd Fellows or Rebekah lodge. In the beginning, owners of property in the subdivision had to hold membership in one of those two lodges. In the 1980's a court decision ruled that membership in an organization such as Odd Fellows or Rebekahs could no longer be a requirement to own property in a subdivision.

At that point, 1986, the land, roads, water system, etc. were all placed under the ownership of the newly reorganized OFSRA. Also in 1986, the OFSRA membership established a second corporation, the OFSHA. The membership of OFSRA chose to assign maintenance and management of the subdivision to OFSHA as well as the collection of the assessments. Unfortunately, the OFSHA never became active until May of this year.

Now that the OFSHA is active and has a board in place, there seems to be quite a bit of tension. Some of this is fostered by rumors rather than fact. The Homeowners' Board is not trying to "take over" or cause trouble for anyone. We simply want to represent you, the homeowner, by making legally correct decisions and managing your money wisely.

OFSHA Concern About OFSRA Use of Property Owners' Assessments

In the past, homeowners have paid for services which did not benefit Property Owners who weren't part of OFSRA. For example, Property Owners' assessments have been

Continued on page 2...

OSFHA Calendar

OFSHA Board meetings begin at 8:30 AM.

Board Meetings: December 10th, January 7th,
February 4th

Christmas Dinner: Canceled

Special Meeting: January 7th



Christmas Party Canceled

We are disappointed to announce the Christmas Party has been canceled. After conferring with members of the Rebekah's over the last two months, we had the understanding the Rebekah's were interested in hosting the Christmas Party and felt comfortable announcing it in the September and October newsletters.

We recently received a letter from the Rebekah's informing us it is not the case. On December 10th none of us and no volunteers are available to host the Christmas Party, and due to the new uncertainty of the lodge availability, we are not able to proceed.

We apologize to the Rebekah's and all of you for this misunderstanding and its effect.

Newsletters via e-mail

As of this newsletter, greater than half of the OFSHA newsletters and other communications are now being delivered via e-mail! This saves us a couple of thousand dollars per year.

If you are an e-mail user and you are not already receiving your communications via e-mail, please consider receiving your communications via e-mail. This will aid us in holding down the assessment. Please e-mail us ofsha@ofsha.org at to sign up.

Newsletter & Website

Newsletter – Please consider receiving your Newsletter via e-mail, it saves money and will aid us in holding down the assessment. Please e-mail us to sign up.

Website – Protected documents password: **sierrapark**



From the President *(Continued from front page)*

used to pay taxes on timberland and property which are owned only by members of the OFSRA, who profit from these assets. Also, insurance and maintenance on buildings and property owned by the OFSRA have been paid for by the Property Owners. The snow plow, grader, entry gate and playground equipment were paid for by special assessments on the Property Owners. However, the OFSRA claims ownership of these items.

There should be over \$25,000 left from purchase of the grader. At the General Meeting in May of 2009, there was a motion approved to place this money in a special fund to pay for future repairs on the grader. To the best of my knowledge, this grader fund has never been established.

There is almost \$133,000 in a water reserve fund that accumulated from special assessments on the Property Owners. This fund is in an account controlled by the OFSRA. This fund might be acceptable to the Property Owners if it was held in trust and could be used only to provide services or repair and maintain infrastructure that benefits the Property Owners; however, our understanding is that the funds are held in an account that could be used for purposes unrelated to what the funds were collected for. Therefore, we are concerned that all of these assets could be liquidated and the proceeds split between the seventy-five or so members of the OFSRA, even though the money came from the Property Owners. The Property Owners would get nothing, and could be subjected to additional assessments and user fees to pay for necessary work on the water system, despite their contributions over the last twenty-five years.

These concerns developed over a period of time because we lacked a Homeowners' board to provide checks and balances on the appropriation of funds and the spending of such funds. The OFSHA Board wants to work with the OFSRA Board to make sure that there are adequate internal controls, as any well-run business should have, and that funds collected from Property Owners for specified purposes can be used only for those purposes. We do not want to go back and blame any person or group. We simply want to move forward to represent you and make sure your money is spent wisely and that what you purchase, you own.

I need to make something clear. I have been a member of the Odd Fellows Lodge for over forty-one years and I am a share holder in the OFSRA. I am not the enemy of OFSRA. However, last year while working on a new licensing agreement and water use agreement, I became aware of the inequity of the situation in the subdivision. As I spent more time reading and studying the various Articles of Incorporation, By-Laws and CC&Rs, I came to realize that a viable Homeowners' board was necessary to provide the Property Owners with the representation they deserve. It was not fair for over 360 Property Owners to provide the resources for a corporation whose directors were elected only by members of the OFSRA, not by all of the Property Owners.

Despite my membership in the Odd Fellows Lodge and being a shareholder in the OFSRA, I am dedicated to serving you fairly. Membership in a lodge should not give a small group power and control over the majority who are paying the bills.

In the most recent newsletter from the OFSRA, the OFSHA Board is accused of not paying the OFSRA what it is owed. The OFSHA Board had requested such information from them, as has our attorney. So far their position is that they want all of the money or none of it. We requested a meeting with representatives of the OFSRA Board prior to the October meeting of the OFSHA Board but still have not received a reply. We would welcome the opportunity to meet and discuss all of their concerns. Our position is simple; we want to know what your money is being used for. I do not think any of you, upon receiving a bill for over \$200,000, would just write a check without knowing what the bill was for. You should be aware that OFSHA paid in full the \$69,350 that was owed to the OFSRA under the water agreement. Please read the email I sent to Shaun Velayas, President of the OFSRA Board of Directors, concerning what we think we are obligated to pay. As stated above, we are and have always been willing to pay bills that the OFSHA is responsible for.

We are anxiously waiting for a reply from the OFSRA Board or their attorney regarding a meeting or with a listing of the bills that they want OFSHA to pay. We really need to get down to some serious and productive face to face discussions so that both boards can properly represent their respective constituents and do what is best for them and the subdivision.

We want to pay for that which we are legally and morally obligated to pay. However, OFSRA telling us to give them all of the assessment money collected will not work. First the OFSRA is going to have to produce the bills that verify that the



work was done and then prove to us that the OFSHA is responsible for such work. OFSHA is willing to enter into good faith negotiations and work out these issues for the benefit of all the Property Owners.

Thank you,

Fred Coleman
President
OFSHA Board of Directors

Subject:Bills

Date:Sat, 05 Nov 2011 16:11:55 -0700

From:Fred Coleman <mtbunch@dishmail.net>

To:Shaun@crestonemtg.com, bill.ordwein@yahoo.com, Ann Rankin <arankin@annrankin.com>, "Jeff Cluett, Esq." <jcluett@annrankin.com>, gwen bernier <gbernier@annrankin.com>, Ruth Daragitz-Vaughan <rdargitz@comcast.net>

Shaun:

At the meeting of the OFSHA Board of Directors today, November 5, 2011, I was instructed to send you this email. We are aware that certain services have been provided by OFSRA that we have, in some cases, not contracted with you for. However, these services benefit the homeowners and need to be continued. The OFSHA Board asked you to let us know what we owed for these items earlier. Our attorney also requested that your attorney inform us what we owed but your attorney was too busy to respond. On our own, we came up with what we think OFSHA owes OFSRA for these services. Below is an accounting of what we think we owe OFSRA. Please share this email with the OFSRA Board of Directors. If you agree with the amount itemized below, please contact our Treasurer, Ruth Dargitz at RDargitz@comcast.net, and she will authorize payment in five to ten working days of receiving your response. Should the amount be greater, please notify us and we will review the information you send us and discuss sending you a check for the additional amount at our December meeting. If the amount is too high, please inform Ruth and she will authorize a check for the lesser amount.

OFSHA might owe for other services that OFSRA has provided. Should this be the case, we are willing to discuss the services, fees and payment with you.

What we think we owe for the services listed below:

- Pine needle removal - \$7,500
- Garbage removal from June through December 2011 - \$8,400
- Porta-Potty from June through October, 2011 - \$750
- Damage to Porta-Potty - \$350
- Gate - telephone and Electricity, June through October 2011 - \$375
- Total - \$17,375

Thank you,

Fred Coleman
President, OFSHA Board of Directors



OFSRA has refused to discuss or provide accounting for amounts OFSHA may owe:

Backup for the items below are available at <http://www.sierrapark.org/newsletters>. See: [Backup for the 11/2011 Newsletter](#).

- At the July 9, 2011 OFSHA Board of Directors Meeting, a motion passed "to extend initial \$50,000.00 advance to OFSRA and then to request an itemized bill on a monthly basis to be reviewed, approved and funds released".
- On July 11, 2011 OFSHA paid OFSRA \$50,000.
- At the July 23, 2011 OFSRA Board of Directors Meeting, OFSRA announced "The homeowners' board has requested to have a list of bills from the OFSRA each month before sending over money. The OFSRA finds it difficult to operate the park and provide services if there is a question of funding."
- At the August 20, 2011 OFSRA Board of Directors Meeting, OFSRA announced "The OFSRA was asked to send a bill to the OFSHA each month to cover their bills. Discussion followed and the OFSRA stated this was not an effective means of operation."
- On September 9, 2011 OFSHA and OFSRA had a three-on-three meeting.
- On September 15, 2011 OFSRA mailed OFSHA a Statement of Account. Assessments due 364 x \$830.00 = \$302,120.00, with a Past due amount of \$252,120.00.
- On September 20, 2011 OFSHA mailed OFSRA a response to the September 15, 2011 demand "please provide me a detailed explanation of what you contend is the legal basis for the demand."
- On September 28, 2011 OFSHA mailed OFSRA "OFSHA would like to open a dialogue with you about both agreements."
- At the October 1, 2011 OFSHA Board of Directors Meeting a "Motion by Steve Wallace, seconded by John Tenbrink to pay remaining \$19,350 of \$69,350 water payment to OFSRA. seconded, carried."
- On October 4, 2011 OFSHA paid OFSRA \$19,350.
- On October 12, 2011 OFSHA telephoned OFSRA following up on our September 20 and 28 letters.
- On October 17, 2011 OFSHA mailed OFSRA offering to pay for pine needle removal and garbage collection.
- On October 27 & 28, 2011 OFSHA and OFSRA exchanged e-mails:
 - When may OFSRA expect response to OFSHA's letters of September 20th and 28th?
 - OFSRA replied they had been too busy with other matters to respond and "the situation is unfortunately deteriorating very rapidly".
 - "sorry to hear that the situation is rapidly deteriorating" and when may OFSRA expect response to OFSHA's letters of September 20th and 28th and October 17th?
- On November 5, 2011 OFSHA e-mailed OFSRA, again offering to pay for services.
- On November 8, 2011 OFSRA replied they will respond after December 3rd. (See e-mail below)

Subject:Re: Bills

Date:Tue, 8 Nov 2011 16:16:03 -0800

From:Shaun Velayas <Shaun@crestonemtg.com>

To:Fred Coleman <mtbunch@dishmail.net>

CC:bill.ordwein@yahoo.com, Ann Rankin <arankin@annrankin.com>, "Jeff Cluett, Esq." <jcluett@annrankin.com>, gwen bernier <gbernier@annrankin.com>, Ruth Daragitz-Vaughan <rdargitz@comcast.net>

Fred,

Thank you for your second November 5, 2011 email. We appreciate that OFSHA has finally acknowledged that OFSRA provides services to OFSHA other than water and use of roads. Hopefully you have now apprised your attorney of that fact.

Please note that OFSRA does not agree with the "accounting" set forth in your email or the limited list of services that you "think" you "might" owe for.

We will more fully respond to your email after December 3, 2011.

Thank you.

Shaun, OFSRA President



History of the OFSHA and OFSRA Relationship

Operating guidelines were approved and formally supported by a voting majority of the Property Owners:

OFSRA was formed in 1948 and operated independently until 1986. In 1986 to avoid the likelihood of litigation, OFSRA spun off OFSHA, assigning to OFSHA the “homeowners' association for the management, maintenance, and preservation of the subdivision”¹ and “To provide water service to its Members on a not for-profit basis”² among other things. OFSRA retained all of the land and other assets.

Articles of Incorporation defining the two corporations (OSHA and OFSRA), were filed with and approved by the Secretary of State, State of California.

Also in 1986, the Board enacted the approved Bylaws and the Declaration of Covenants, Condition, and Restrictions (CC&Rs). These and the Articles of Incorporation were voted on in 1983³ and again voted on and approved in 1984⁴ by the Property Owners and OFSRA members at the Annual Meetings. At that time all 363 Property Owners were also OFSRA members.

The present... There are now 361 Property Owners and approximately 80 OFSRA members. Those 80 or so shareholders own shares to all the assets of the park.

The Charters:

Whereas the Property Owners and OFSRA assigned the management, maintenance, and preservation of the subdivision and the provisioning of water service to its Members on a not for-profit basis to OFSHA in 1986:

- OFSRA became the property holding company.
- OFSHA became the Homeowners' association for the management, maintenance, and preservation of the subdivision and the provider of water service to its Members on a not for-profit basis.

The authority of both the OFSHA and OFSRA Boards was questionable from 1986 through 2011:

One of the provisions of the OFSHA Bylaws states “the incorporators shall appoint”⁵ (the initial Board of Directors) and “Directors shall be elected at each annual meeting of the Members”⁶. OFSRA being the incorporator appointed the Directors of its own Board as the Directors of the OFSHA Board in 1986. OFSHA subsequently failed to hold the elections for OFSHA Directors until 2011. During that period OFSRA operated as if it was OFSHA and hired itself, OFSRA, for the subdivision management, maintenance, and preservation functions and wrote checks from OFSHA to OFSRA.

Also in 1986, the finalized CC&R was recorded against the Caretakers cabin property owned by OFSRA. The finalized CC&R was not distributed to the other Property Owners for recording. As a result, OFSRA held the one and only member vote in OFSHA, giving OFSRA the majority holding and full control over OFSHA.

¹ [Articles of Incorporation of OFSHA](#), 10/1/1986, Provision TWO:

² [Bylaws of OFSHA 10/12/1986](#), ARTICLE II. OBJECTIVES AND PURPOSES, Section 2.01., Subsection h.

³ [OFSRA Annual Meeting Minutes 5/29/1983](#), Page 2, Paragraphs 3 – 7.

⁴ [OFSRA Annual Meeting Minutes 5/27/1984](#), Page 3, Paragraphs 2 – 5 & Page 4, Paragraphs 1 – 2.

⁵ [Bylaws of OFSHA 10/12/1986](#), ARTICLE VI. BOARD OF DIRECTORS, Section 6.02. Term, Paragraph 2.

⁶ [Bylaws of OFSHA 10/12/1986](#), ARTICLE VI. BOARD OF DIRECTORS, Section 6.02. Term, Paragraph 2.



This year, 2011, CC&Rs were recorded against additional properties in the subdivision and OFSRA lost its majority holding in OFSHA.

On April 16, 2011 OFSHA held a meeting that included its one and only member at that time (OFSRA) and amended the by-laws to remove the CC&R requirement to be a member of OFSHA, thereby making all Property Owners in the subdivision OFSHA members.⁷

On May 29, 2011 OFSHA held its first election for Directors, eliminating OFSRA's influence over the OFSHA board.⁸

It may be possible to declare the OFSHA/OFSRA corporate relationship a sham from 1986 through the election in 2011 and OFSHA may not to have existed until the 2011 election.

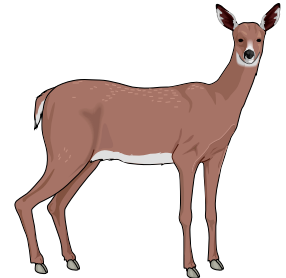
The apparent situation:

Now that OFSRA has lost it's stranglehold over OFSHA, OFSRA seems reluctant about allowing the Homeowners Association (OSHA) to perform the management, maintenance, and preservation of the subdivision and the provisioning of water service to its Members on a not for-profit basis functions that were voted on and approved by the membership in 1984 and enacted in 1986.

In an effort to regain it's stranglehold over OFSHA, OFSRA has mounted a misinformation and "mudslinging" campaign at it's meetings and in it's Newsletters and other communications.

⁷ [Newsletter 4/2011](#), Page 5, OFSHA Minutes 4/16/2011, New Business, Item 1.

⁸ [OFSRA Annual Meeting Minutes 5/29/2011](#), New Business, Item 4.



Checks Disbursed 10/14/2011 - 11/9/2011

Date	Number	Payee	Memo	Amount
10/19/2011	111	Charles Varvayanis – Community Associations Institute Membership	723 · Dues and Subscription	\$189.00
10/28/2011	112	State Farm Specialty Products – D&O Insurance	744 · Insurance Expense	\$4,084.00
10/31/2011	113	Secretary of State	786 · Taxes and licenses	\$20.00
11/9/2011	114	AT&T – Telephone (2.5 Months)	787 · Telephone Expense	\$78.10
11/9/2011	115	Carlson, Haff & Associates (2 Months)	756 · Accounting	\$996.80
11/9/2011	116	Charles Varvayanis – Newsletter Postage (2 Months)	758 · Member communications	\$116.68
11/9/2011	117	Village Mail & Print Stop – Newsletter Printing (2 Months)	758 · Member communications	\$413.93

Total Disbursements \$5,898.51



**Odd Fellows Sierra Homeowners' Association
Board of Directors Regular Meeting Interim Minutes
November 5, 2011**

Called to order: 8:32 A.M. by President Fred Coleman.

Invocation by Al Orth.

Board members present: President – Fred Coleman, Secretary – Charles Varvayanis, Treasurer – Ruth Dargitz, Bill Ordwein and Steve Wallace. Excused: Mike Ford and John Tenbrink.

Members before the Board:

Mike VanGundy: Stated he witnessed two incidents and spoke with the people involved regarding a commercial truck and a personal pick-up truck and the dumpsite/garbage bin being used for things from outside the park. Mike said both persons admitted having things from outside the park.

Matt Ennis: Responded regarding Mike VanGundy's second incident, stating bags of garbage in back of pick-up truck were from within park.

Sue Reynolds:

1. Questioned how board will handle mail pick-up with regard to secretary recall proxies. (See #13 under New Business)
2. Stated her disagreement with President Coleman's statement in the October OFSHA newsletter regarding OFSHA withholding money from OFSRA.
3. Asked if it is a plan of OFSHA to be a "true" homeowners' board with assets and falling under Davis Sterling? If not, what are we doing to prevent it? (See #14 under New Business)

Heidi Ordwein:

Stated she does not feel represented by OFSHA board regarding OFSHA not paying money to OFSRA and her not agreeing with money spent on attorneys

Karen Schultz:

1. Questioned possible conflict of interest with Director Ordwein being on both boards. (To be addressed in executive session.)
2. Questioned why OFSRA dropped OFSRA from insurance. (Conflict of interest for insurance company and OFSHA was a rider on OFSRA's policy so OFSHA was the one dropped.)

Barb Engvall: taking minutes.

Bob Cloak, John Coate, Bill Engvall observing.

Minutes October 1, 2011: Motion by Secretary Varvayanis, seconded by Al Orth, to approve as presented, carried.

Correspondence:

1. Directors' and Officers' insurance policy and bill received. (Paid and filed).
2. Transfer fee and 2nd copy of Grant Deed received for 24940 Jordan Way East. (Filed - records updated).
3. Grant Deed received for 25176 Abraham. (Filed - records updated).
4. Trust and affidavits of Death of Trustee received for 25362 Jonathon Lane. (Filed - records updated).
5. Transfer fee and Grant Deed received for 25220 Deborah Drive. (Filed- records updated).
6. AT&T Customer Service Record received. (Filed).
7. Copy of letter dated 9/20/11 to OFSRA from Ann Rankin requesting back-up data. (Filed) Discussion regarding lack of bills, legitimate expenses, fiduciary responsibilities.
8. Copy of letter dated 9/28/11 to OFSRA from Ann Rankin following up on 9/20/11 letter. (Filed).
9. Letter dated 10/4/11 from Timothy T. Trujillo, Esq. of Dambacher, Trujillo& Wright informing us that he will formally respond to our letters dated 9/20/11 and 9/28/11. (Filed).



10. Copy of letter dated 10/6/11 from Ann Rankin to Stephen Olson requesting estimate for determining locations of certain properties within Odd Fellows Sierra Camps 1 & 2. (Information not needed at this time; request placed on hold until such time it may be needed.)
11. Letter dated 10/6/11 from Ann Rankin to OFSHA members. (Published in October newsletter and filed).
12. Letter dated 10/17/11 from Ann Rankin to OFSRA requesting detailed bill for pine needle removal and garbage collection.
13. E-mail dated 10/19/11 from Ann Rankin requesting a written request from Charles Varvayanis to inspect OFSRA corporate records. (Demand tendered 10/24/11).
14. Letter dated 10/24/11 from Ann Rankin discussing CC&Rs. (To be put on website). *Now available at www.sierrapark.org/corporate_documents. See: [CC&R - Ann Rankin Letter to OFSHA - 10/24/2011](#)*
15. E-mails dated 10/27/11 and 10/28/11 between offices of Ann Rankin and Timothy Trujillo regarding our letters of 9/20/11 and 9/28/11 to OFSRA.
16. Phone calls regarding address, phone number, e-mail address, name, owner, newsletter, gate and directory changes from: Gloria Bojean and Darci Wend. (Requests completed).
17. Fee agreement received from Barry Epstein - law firm specializing in water issues. (Signed by President Coleman, returned, copy filed).
18. Letter dated 10/30/11 from Dogwood Rebekah Lodge #200 (See #5 under Unfinished/Old Business).

Committee Reports:

Gate – Secretary Varvayanis:

1. Snow removal person to need three gate openers.
2. \$275.00 turned over to the treasurer from gate key/card sales.

Finance – Treasurer, Ruth Dargitz:

1. 19 assessments outstanding; 6 over a long period of time, some several years.
2. Small claims process to be done by President Coleman and Treasurer Dargitz.
3. Total bills presented: \$8,783.13. Motion by Steve Wallace, seconded by Al Orth to approve as presented. Carried.

Unfinished (Old) Business:

1. Elect Vice President – Deferred to Executive Session.
2. Office and meeting room – President Coleman to e-mail OFSRA requesting use of recreation hall and offering payment. Discussed back-up meeting space in Twain Harte.
3. File cabinet/fire safe – Al Orth and Karen Schultz both offered to donate file cabinets, Secretary Varvayanis to speak with them both to determine which will meet needs. Thank you both! Steve Wallace reported on fire safe - motion by Jesse Worsham, seconded by Treasurer Dargitz for Steve to purchase a fire safe at the cost of no more than \$50.00. Carried.
4. OFSHA budget: Tentative budget has been developed, committee of Wallace, Worsham, President Coleman and Secretary Varvayanis to review.
5. Recreation - as per letter dated 10/30/11 received from Dogwood Rebekah Lodge, information relayed by board member at October OFSHA meeting was incorrect as Rebekahs are not taking over recreational activities. Their lodge "takes on projects on a case by case basis" and "have other projects and activities planned for this year". (The board apologizes to the Rebekahs for the misunderstanding and thanks them for all they do for our park. Any future communications will be written in order to avoid any further miscommunication.) This year's Christmas party has been cancelled due to non-participation.

New Business:

1. Maintenance of OFSHA records on the office computer has been discontinued. Motion by Jesse Worsham, seconded by Al Orth for Jesse to purchase two external drives not to exceed \$200.00. Carried 2. CC&Rs - Attorney advised board to request membership to get CC&Rs on property. Information to be put on website by Secretary Varvayanis.
2. CC&Rs - Attorney advised board to request membership to get CC&Rs on property. Information to be put on website by Secretary Varvayanis. *Now available at http://www.sierrapark.org/corporate_documents. See: [CC&R Overview & Recording Instructions - 11/25/2011](#) [Declaration of Covenants, Conditions, and Restrictions - 8/29/1986 - Blank Form](#)*



3. Discussion of non-communication with OFSRA. Jesse Worsham to speak with OFSRA President Velayas regarding reopening discussion.
4. Ditch cleaning not done yet – Attorney advised can do ourselves due to ice danger, but only with OFSRA approval.
- 5/6. (5.) Discussion of pine needle removal and (6.) garbage removal - attorney advised letter to OFSRA requesting to pay them \$7,500.00 for pine needle removal and \$8,400.00 for garbage removal through the end of December and to pay after OFSRA responds.
7. Discussion of Porta-Potty – Amount determined to offer to pay for five months through October - \$750.00. Plus \$350.00 for damage to one unit.
8. Discussion of gate telephone and electricity - amount determined to pay for five months through October - \$375.00.
9. Total of items 5 through 8 above: \$17,375.00. Motion by Steve Wallace, seconded by Jesse Worsham to approve Secretary Varvayanis to forward letter from attorney regarding numbers 5 and 6 above, to itemize the offer of payment of \$17,375.00, and upon response OFSHA Treasurer will send a check within 5-10 working days. Carried.
10. Discussion of snowplowing – For informational purposes, obtained snow removal bid.
11. Road repair has been performed – Per license agreement bill will come at end of fiscal year to be paid then.
12. OFSHA to generate a list of services it desires from OFSRA. OFSRA has provided pine needle removal as agreed upon. They have also been providing garbage removal, Porta-Potty and gate supply without an agreement. Anyone is welcome to contribute to this list.
13. Proxy ballot returns – President Coleman to get mail. Steve Wallace will in his absence. Proxies to be kept unopened, all else forwarded to Secretary Varvayanis.
14. Davis Sterling – President Coleman spoke with attorney, OFSHA can own assets and still be non-profit and not fall under Davis Sterling.
15. Motion by Director Ordwein for the Home Owners Board to request Secretary Varvayanis to resign regarding not paying assessments on each of merged lots. No second, motion died.
16. Assessments on merged lots paid as one or two – attorney has been contacted, opinion expected next week.

Other Business:

1. At&T bill to be issued online to prevent late fees due to billing cycle.
1. Milestone! Greater than half OFSHA newsletters and other communication will be delivered via e-mail as of the November newsletter. This is a savings of over \$2,000.00 per year!

Motion by Steve Wallace, seconded Jesse Worsham, carried to adjourn to executive session.

Adjourned to executive session: 11:31 A.M.

Adjourned to regular session: 12:52 P.M.

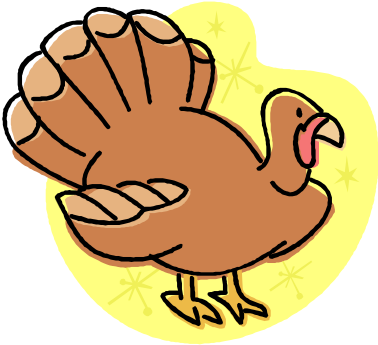
Report and activity resulting from the Executive Session:

1. Vice-President elected: Steve Wallace.
2. Legal committee formed: Fred Coleman, Steve Wallace, Ruth Dargitz and Charles Varvayanis

The next regular meeting is on Saturday December 10, 2011 at 8:30 A.M.

Meeting adjourned: 12:52 P.M.

Respectfully submitted,
Barbara Engvall



Happy Thanksgiving!

**Christmas Dinner
Canceled**

Remove it from your calendar!



Odd Fellows Sierra Homeowner's Association
P.O. 236
Long Barn, CA 95335-0116

Return Service Requested

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