



Sierra Park Homeowners' Association



Newsletter

September 2011

Website: www.ofsha.org

Phone: (209) 586-3733

e-mail: ofsha@ofsha.org

From the President

Dear Homeowner:

This is to catch you up on what has been taking place with the Homeowners' Board. To get started, you need to be aware that Articles of Incorporation and By-Laws have existed for the Homeowners' Board since 1986. However, not until May 2011 was a board elected to represent you, the homeowner. All homeowners can vote for members of the Homeowners' Board. However, only members of an Odd Fellow or Rebekah lodge can vote for members of the Recreation Board – the board which has been running the Park for the last twenty-five years, although only representing roughly eighty homeowners. By forming and electing the Homeowners' Board, we have instituted one-lot one-vote when it comes to the electing Homeowners' Board. Your elected Board is dedicated to working on your behalf and to promoting the interests of all lot owners.

Our job as the Homeowners' Board is to represent your interests. We want to make sure that your money is spent wisely. We welcome your suggestions and input at all times.

We ran into a few problems while getting started. Officer and Director Liability Insurance is required by prudent business practices. OFSHA was insured under a rider on the insurance held by the Recreation Board. Without our knowledge, the Recreation Board took the Homeowners' Association off this policy on August 8, 2011 even though the policy covering both boards was not due to expire until September 13, 2011. The OFSHA Board became aware of this action two days later. The OFSHA Board has procured replacement insurance coverage. We also lost access to our web site, again without our knowledge, when the password was changed. We have now worked out these two problems. We have also acquired a lawyer so that we can best represent you in working out the various legal issues concerning the two associations.

There are two licensing agreements between the OFSHA and the Recreation Association. The Recreation Association owns the roads, the water system, all of the common area inside the Park and the timberland. You own only your real property; however, you have an easement to use the roads. An easement is a real property interest, and the Recreation Association cannot interfere with it or block it. The Final Subdivision Public Report that was required in order for lots in our

subdivision to be sold promised that lot owners would have access to the water from the Recreation Association's water system. No one would have bought lots without water, so the lot owners have a legal right to use the water, under legal principles including detrimental reliance and "license coupled with an interest."

The licensing agreements are due to expire in October of this year. These agreements address the methods by which the lot owners compensate OFSRA maintenance of the roads, and by which OFSHA buys water from OFSRA, and in turn, provides water to the lot owners at cost. The OFSHA board is currently working with legal counsel to negotiate acceptable renewal licensing and water use agreements with OFSRA. The renewal agreements must be fair to both organizations and to the lot owners. We will keep you informed of the results of the negotiations.

Sincerely, Fred Coleman, President – OFSHA

OSFHA Calendar

OSFHA Board meetings begin at 8:30 AM.

Next Board Meeting: October 1st

Christmas Party: December 10th



2011-2012 Assessment/Fee Proxy results

Approve \$953	87	38% of the votes
Disapprove \$953	140	61% of the votes
Blank (Empty)	2	1% of the votes
Total Votes	229	63% of the eligible votes (lots)

The Assessment/Fee remains at \$830 for F.Y. 2011-2012.

The comments received with the proxies are published along with the results on the website at: www.ofsha.org/Annual_Meetings/2011-2012_Budget_Proxy_Results_9-10-2011.pdf

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: **Call for PW**



**Odd Fellows Sierra Homeowners' Association
Board of Directors Special Meeting Interim Minutes
August 29, 2011**

Called to order: 5:34 P.M. by Secretary Charles Varvayanis at the home of Ruth Dargitz in Oakdale, CA.

Invocation by Al Orth.

Board members present: Secretary - Charles Varvayanis, Treasurer - Ruth Dargitz, Mike Ford, John Tenbrink, Steve Wallace and Alan Orth. Excused: Bill Ordwein Absent: Vice President – Sharon McDougal.

Members before the Board: Observing: Fred Coleman.

Business:

1. Resignation from Board received from Bill Engvall – Motion to accept by Steve Wallace, seconded by John Tenbrink, carried unanimously. Fred Coleman fills the vacated seat as first runner-up at the last election of board members.
2. Motion to adjourn to Executive session to select new President by Steve Wallace, seconded by Fred Coleman, carried unanimously. Returned from Executive Session. Fred Coleman selected as President.
3. Directors and Officers Insurance applications – It was decided to distribute the completed applications to all board members prior to submitting them. An e-mail to be sent to Sharron requesting a copy of the notice OFSHA was removed from the existing D&O policy and the same to be requested from OFSRA President Shaun Velayas
4. Counsel – Discussed soliciting letters of engagement from three attorneys. Motion to solicit letters of engagement from the three attorneys by John Tenbrink, seconded by Al Orth, carried unanimously.
5. OFSRA's request for money – Discussed creating a 6 person delegation comprised of three members each from the OFSHA and OFSRA boards to open negotiations. Fred Coleman, Steve Wallace and Ruth Dargitz selected from OFSHA board.
6. Community Associations Institute – Discussed joining CAI, an association for homeowners associations. Motion join CAI with two memberships by Charles Varvayanis, seconded by John Tenbrink, carried unanimously.
7. Telephone – Discussion obtaining a telephone number for OFSHA. Motion to obtain phone number by Charles Varvayanis, seconded by Mike Ford, carried unanimously.
8. Newsletter – Reviewed proposed August Newsletter and Discussed obtaining a bulk mail permit for OFSHA. Motion to publish newsletter as presented and obtain bulk mail permit by Charles Varvayanis, seconded by Steve Wallace, carried unanimously.

Meeting adjourned: 7:26 P.M.

Respectfully submitted,

Charles Varvayanis

Secretary



**Odd Fellows Sierra Homeowners' Association
Board of Directors Regular Meeting Interim Minutes
September 10, 2011**

Called to order: 8:34 A.M. by President Fred Coleman.

Invocation by Al Orth.

Board members present: President – Fred Coleman, Secretary - Charles Varvayanis, Treasurer - Ruth Dargitz, Mike Ford, Bill Ordwein, John Tenbrink, Steve Wallace and Alan Orth. Absent: Vice President – Sharon McDougal.

Members before the Board: Karen Schultz - requests agendas for members before the board, Larry Vaughn, Joe Nelson - delivered proxy vote, requested that Yvonne Peter or whoever purchased wood needs to finish cleaning up, (Director Ordwein to talk with Recreation Board as they contracted with her), Bill Engvall - to deliver proxy ballots, Barbara Engvall - taking minutes.

Minutes August 6, 2011: Approved as presented.

Correspondence:

1. Insurance applications and quotes - see Old Business.
2. Letter from Herum/Crabtree - see Old Business.
3. E-mail from Ann Rankin - see Old Business.
4. Several assessment proxies - see Old Business.
5. E-mail and phone calls regarding contact information and owner changes from: Regina King, Janice Smith, Eric Morley, Wyatt McAllister and Jodie Fialho - Secretary Varvayanis made changes.
6. E-mail from Serge & Bette Peluso regarding Camp Cedarbrook and requesting homeowners' contact information - Secretary Varvayanis has sent contact list. (Joe Nelson questioned which board paying wages when the caretaker and another homeowner worked at Camp Cedarbrook the day before escrow closed - determined to be a Recreation Board issue.).
7. E-mail from Larry Giacomino asking date for 2011 Oktoberfest. See Recreation committee report.
8. Letter from Sue Reynolds regarding cash flow, intra-board responsibilities and license agreements.
9. Letter from Patricia Monahan regarding bill paying procedure, separate OFSRA/OFSHA newsletters, ethics platform details and lot inspection procedure.
10. Letter from Joe Nelson regarding both boards responsibilities. Letters from homeowners: Peluso, Reynolds, Monahan and Nelson were read and discussed and will be shared with the Recreation Board.

Committee Reports:

Gate – Secretary Varvayanis: \$120.00 turned over to the treasurer from gate key/card sales.
Director Ordwein: Bad bearings causing entrance gate to be “frozen” open. The problem is being repaired.

Recreation – The Board:

Director Ford: Rebekahs may have an interest in handling parties, including the Oktoberfest. They will decide and report to board

Finance – Treasurer, Ruth Dargitz:

1. Total bills presented \$2073.93; to be paid when insurance in place.
2. A check for \$1522.57 and a Grant Deed for the transfer were received for lot 19.091. Due to foreclosure we have lost all of the past due amount prior to 1/10/2011.
3. Accountant questioned how often to act regarding late penalty billing.
4. Secretary Varvayanis will review corporation documents for late fee schedule. (Karen Schultz requested that payable to, due date and late fee schedule be included on assessment invoices.)

Unfinished (Old) Business:

1. Rules/Regulations - tabled until legal counsel retained.



2. Insurance - On August 10th , Secretary Varvayanis received notification that the Directors and Officers insurance rider had been canceled on August 8. So agents were contacted and multiple applications submitted. Two quotes have been received. Quotes discussed. Motioned by Secretary Varvayanis to purchase Monday from State Farm \$3,000,000 coverage/\$5,000 deductible policy. Motion seconded by Director Dargitz, carried unanimously. Secretary Varvayanis to e-mail other directors when policy in place.
3. Counsel - Three possibilities researched/discussed. Decided to make an appointment and send any interested/available board members to meet with Ann Rankin.
4. Accountant - Possibility of changing accountants. Tabled until assessments/fees completed.
5. Telephone - Voice mail or reaching a person. Cost, lag time in response, documentation/trace and call forwarding discussed. Decided to keep number to reach a live person. Director Ordwein to cancel voice mail line. Secretary or person forwarded to in their absence, to keep written log of phone calls.
6. URL, website and corresponding e-mail have been established. Director Ordwein to advise Recreation board to direct from splash page. Website: www.ofsha.org E-mail: ofsha@ofsha.org.
7. USPS bulk mail permit application in process. \$200.00 application fee, \$50.00 per year. Advanced payment approval of \$200.00 is requested. Approved pending insurance in place.
8. Community Associations Institute membership for president and secretary in process. Monthly meetings provide law changes, trends in homeowners' associations, other information. Decided to try - if not valuable, will not renew. Advance payment approval of \$189.00 is requested. Approved pending insurance in place.
9. Assessment proxy - Bill Engvall delivered proxies. To be tabulated at end of meeting.
10. OFSHA/OFSRA (Homeowners Association/Recreation Association) meeting - committee formed of three directors from each board to work things out together. Committee met and discussed license agreement, Recreation Board's need for money, agreement on a 90 day extension of license agreement ; no decisions made due to insurance being dropped. OFSHA Directors: Fred Coleman, Ruth Dargitz, Steve Wallace. OFSRA Directors: Shaun Velayas, Ron Hawke, Dell Wallis.

New Business:

1. Liaison – discussion and decision to eliminate this position with communications to be by e-mail. Will see what Recreation Board decides.

Other Business:

1. Fire hazard of pine needle area - Recreation Board responsible to remove. Homeowner Board to reimburse or pay bill directly.

Adjourned to executive session: 11:45 P.M.

Adjourned to regular session: 12:40 P.M.

Future HA/RA meetings and meeting with potential legal counsel discussed. No decisions made.

Motion by Director Orth, to adjourn to counting Assessment/Fee ballots. Motion seconded by Director Dargitz, carried unanimously.

Ballot results: 87 approve \$953, 140 disapprove \$953, 2 Blank

The next regular meeting is on Saturday October 1, 2011 at 8:30 A.M.

Meeting adjourned: 2:20 P.M.

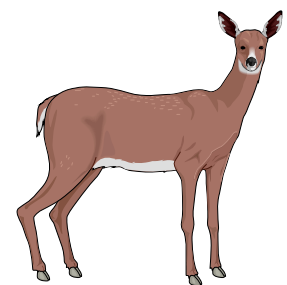
Respectfully submitted,

Barbara Engvall



Checks Disbursed 8/19/2011 - 9/19/2011

Date	Number	Payee	Memo	Amount
8/31/2011	101	OFSRA	792 · Utilities	\$215.28
9/12/2011	102	Ann Rankin	755 · Professional Services	\$5,000.00
9/16/2011	103	Carlson, Haff & Associates	756 · Accounting	\$1,593.52
9/16/2011	104	Void	Void	\$0.00
9/16/2011	105	Sierra Instant Print	766 · Office Supplies	\$45.26
9/19/2011	106	Charles Varvayanis	758 · Member communications	\$242.09
9/19/2011	107	Village Mail & Print Stop	758 · Member communications	\$193.06
			Total Disbursements	<hr/> \$7,289.21



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

Return Service Requested

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Permit #2
Long Barn, CA 95335