



# Odd Fellows Sierra Recreation Association Newsletter



**Phone: 209-586-3098**

**October 2012**

WWW.Recreation Association-PARKMGT.ORG

email: Recreation Association: ofsra-parkmgt@sierrapark.org

Board of Directors - 2012-2013:

*President: Del Wallis*

*Buildings: Dick Barrett*

*Health and Safety: Larry Adams*

*Vice President: Ron Hawke*

*Equipment: Friedhelm Peter*

*Gate: Bill Ordwein*

*Secretary: Claire Veleyas*

*Roads: Larry Adams*

*Water: Ron Hawke*

*Treasurer: Bill Ordwein*

## PRESIDENT'S MESSAGE

The message this month will be short for several reasons, not the least of which, I will be out of the Park getting a much needed "Grandpa Fix" in Grayslake, IL., and Vail, CO. Ron Hawke , V.P., will be the man in charge, and I am sure he will cover nicely.

Our Cedarbrook Cabin is ready for sale, i.e. the electricity is hooked up, the driveway is in, etc.. All we need now is a ready and willing buyer - \$269,000.00 is the asking price.

I'll be addressing our pending law suits in the future. For the time being, rest assured we are at the top of too many lawyers Christmas card lists. Last year, the Homeowners Board spent \$47,000.00 on attorney's and that required us to protect our interests by spending \$42,000.00. One has to ask, what was accomplished and couldn't we have spent that money improving our water system, replenishing our reserve funds, etc. - \$89,000.00 isn't chump change.

The winter months are closing in on us. We are ready and preparing for the snow. The Park takes on a very special beauty. The holiday season is a great time to give Thanks to someone greater than ourselves and enjoy the company of one another.

~Del Wallis



### Rebekah's Corner



Plan on attending the "Holiday Dinner", Saturday, December 8th at 5:00pm, we will be serving Turkey, Mashed Potatoes and Stuffing. Please bring a dish to share.

We are still accepting donations for the raffle that supports the "Fish

Thank You for your support,  
Dogwood Rebekah Lodge

**ODD FELLOWS SIERRA RECREATION ASSOCIATION BOARD OF DIRECTORS  
REGULAR MONTHLY MEETING  
October 20, 2012**

The meeting was called to order at 8:59 AM by President Wallis. Board members present: Adams, Barrett, Velayas, Ordwein, Wallis, and Peter. Board member Hawke and Cloak excused.

**INVOCATION:** Given by Director Peter

**HOMEOWNERS AND OTHERS PRESENT:** Homeowners Charles Varvayanis and Mike VanGundy and Caretaker Mark Higgins.

Homeowner Varvayanis requested that OFSRA settle the lawsuit he has filed against the OFSRA by paying him what he demands. He delivered a copy of a Motion to Set Aside Judgment for a judgment dated September 18, 2012. Director Ordwein moved to continue with the lawsuit. Director Peter seconded. Motion passed unanimously. No action currently required by OFSRA.

**CORRESPONDENCE:** Secretary Velayas reported that there was no correspondence except as related to the previous month's newsletter. Several people did not receive the newsletter attachment with their emails. Jim Campbell at the mailing service has been made aware of the problem. Director Ordwein presented some correspondence, and it was reviewed and dealt with.

**MINUTES OF BOARD MEETINGS of September 22, 2012:** Barrett moved that the minutes be accepted, Peter seconded, motion carried.

**CARETAKER'S REPORT:** Mark has started on the ditches. The plows are ready, and repair chains have been ordered. A truckload of sand has been delivered. The tree on Rebecca and Deborah has been removed, and the wood is available for any homeowners who wish to collect it. Whatever wood is left after one month may be donated to a local church. Several other dead trees were removed for free in exchange for the wood.

**DIRECTOR REPORTS**

**WATER-HAWKE:** Director Hawke reports that since the September 22<sup>nd</sup> meeting, there was one broken Park water pipe that was repaired by Mark. The lake has been sampled again this month. So far it is safe to swim. Homeowners are reminded that the weather is turning very cold and winterizing your drains and water pipes is recommended. Water pumped for the month of September 2012, was 1,346,100 gallons. **Owners are encouraged to keep their phone numbers and addresses up to date by sending changes to the OFSRA BOD at P. O. Box 116, Long Barn, CA 95335.**

**BUILDINGS-BARRETT:** Director Barrett reported that Larry Buck has connected the generator for the Lodge. The fire station and the caretaker's cabin have also been connected to generators. Should the Park lose power, people will be able to congregate at the Lodge for warmth and cooking. Director Peter has received advice from two contractors about the drainage around the Lodge. Director Peter suggested that he and Mark could handle all the repairs. Director Wallis brought up the condition of the caretaker's cabin flooring and kitchen. The flooring was installed incorrectly is rotten. The cabinetry is a mess with the laminate peeling away. Bids were requested for replacement counters and cabinetry and a new dishwasher (which is improperly sized for the home). Total cost would be approximately \$7,600. Director Peter moved to start the repairs and to pay for it out of the Timber Fund (not to exceed \$10,000), since the Caretaker's cabin will remain an asset of the OFSRA when the

CSD is formed. Director Barrett seconded, and the motion passed unanimously.

**ROADS-ADAMS:** Director Adams reported that the roads are in good condition.

**EQUIPMENT-PETER:** Director Peter reported that the Toyota gets stuck in 4WD and the clutch pedal is leaking. It will be taken in for repairs as soon as the mechanic receives the tool he needs to fix it.

**TIMBER – WALLIS:** President Wallis reported that loggers will be arriving shortly to clear the forest using grant money.

**GATE -- ORDWEIN:** Director Ordwein reported that the gate needs new batteries (the battery is used to hold the gates open when power is disrupted). Director Ordwein will be out of town, so if homeowners need to replace their gate keys, they should contact Mark Higgins.

**HEALTH AND SAFETY -- ADAMS:** Director Adams had nothing new to report. Director Peter suggested that the pond be drained in stages by Thanksgiving. Director Velayas brought up the safety of the trench in the middle of the pond during winter. Homeowners are advised to use caution and supervise all children until the problem can be resolved.

**RECREATION:** Director Wallis wanted to extend his thanks to the Rebekahs, Jeff Peterson, the Freitas family, the Higgins family, the Peter family, and everyone else who participated for the marvelous Oktoberfest. Director Ordwein suggested that another division of responsibility be created for common area maintenance.

**RECREATION FACILITIES:** There is nothing to be done at this time. The Rebekahs have accumulated approximately \$9,000 toward the basketball court.

**FINANCE -- ORDWEIN:** Director Ordwein reported that this month's bills amounted to approximately \$9,000. Another \$45,000 has been repaid to the general fund from the Timber fund to offset Cedarbrook expenses. Currently, unpaid assessments total approximately \$40,000. Collections options are being reviewed. Director Hawke moves to pay all bills; Director Peter seconds. Motion carries unanimously.

## **LEGAL ACTIONS:**

### **SMALL CLAIMS COURT**

**PLAINTIFFS:** Charles Varvayanis and Patricia T. Jones

**DEFENDANTS:** Odd Fellows Sierra Recreation Association, Inc.

**COMPLAINT:** Sc18553 – Claims Defendant owes them \$8,860.00.

**Plaintiffs** claim OFSRA fraudulently billed and collected assessments, special assessments and late fees for two parcels that did not exist.

**Defendants:** Requested a continuance for Appropriate "Serving" of Odd Fellows Sierra Homeowner's Association

**Disposition:** Court granted request

**Trial date:** November 28, 2012

### **PUBLIC UTILITIES COMMISSION**

**PLANTIFFS:** Fred Coleman, Ruth Dargitz, Steve Wallace and Larry Vaughn

**DEFENDANT:** Odd Fellows Sierra Recreation Association, Inc.

**COMPLAINT:** Odd Fellows Homeowner's Association ("OFSHA") is a non-profit mutual benefit corporation whose Directors are democratically elected by owners of all 281 lots with in the Odd Fellows Sierra Park. The water for all the lot owners is supplied by Odd Fellows Sierra Recreation Association ("OFSRA"). The water system is required to be regulated by the CPUC under California Public Utility Code 2701 and 2702, but is not. OFSRA consistsonly of Odd Fellows and Rebekahs; OFSRA provides no financial transparency concerning costs i t incurs in providing water to lot owners.

**DISPOSITION:** Plaintiff's Coleman, Dargitz, Wallace and Vaughn suit "Stayed" for a time to be determined.

**OLD BUSINESS:**

Director Ordwein reviewed the worker's compensation expense, and there is nothing that can be done to reduce it.

The registration on the truck has been changed, reducing the cost from approximately \$1,000 to \$18.

Director Adams moved to allow homeowner Kagay to merge his lots without the \$500 fee since he requested the merger prior to the June 1 deadline and because there are no existing water boxes on the lots to be merged. Director Velayas seconded; motion carried unanimously.

Director Velayas has not obtained a list of pond specialists yet. She will do so this month.

Sierra Nevada Communications is still working on their plan to improve services to the Park. No time schedule has yet been developed.

**NEW BUSINESS:**

Director Wallis suggested that a committee be formed to review current and future litigation brought against the OSFRA Board. Director Ordwein will head the committee which will also consist of Directors Velayas and Adams.

THE NEXT REGULAR OFSRA BOARD MEETING WILL BE NOVEMBER 17, 2012.

**Executive Session was called at 10:35 am and ended at 11:59 pm.**

There was no action required as a result of Executive Session.

There being no further business, President Wallis adjourned the meeting at 12:00 P.M.

Claire Velayas, Secretary

**Have A VERY  
HAPPY  
THANKSGIVING**

ODD FELLOWS SIERRA RECREATION  
ASSOCIATION, INC  
BUDGET REPORT  
PERIOD ENDED SEPTEMBER 30, 2012

	FOUR MONTHS ENDED 09/30/12	2012-2013 BUDGET	VARIANCE	% OF BUDGET EXPENDED*
<b><u>REVENUE</u></b>				
MAINTENANCE INCOME	\$ 325,042	\$ 372,736	\$ (47,694)	87.20%
PROPERTY RENTAL(CARETAKER'S CABIN)	2,138	6,900	(4,762)	30.99%
GATE INCOME	3,435			
RECREATION INCOME	817	-	817	
FISH DONATIONS	1,048			
TRANSFER FEES	100			
INTEREST INCOME	82	-	82	
TIMBER INTEREST	5	-	5	
UNREALIZED GAIN/(LOSS) ON INVESTMENTS		-	-	
MISCELLANEOUS	21,254		21,254	
<b>TOTAL REVENUE</b>	<b>353,921</b>	<b>379,636</b>	<b>(30,298)</b>	
<b><u>OPERATING EXPENSES</u></b>				
ACCOUNTING SERVICE	10,138	18,000	(7,862)	56.32%
BANK CHARGES	272	50	222	544.00%
CAMP CEDARBROOK LAND	* 44,530		44,530	
CREDIT CARD FEES	1,026		1,026	
CONTIGENCY		3,100	(3,100)	0.00%
EMPLOYEE BENEFITS/HEALTH INS REIM	4,098	12,000	(7,902)	34.15%
EQUIPMENT RENTAL	1,055		1,055	
EQUIPMENT RESERVES		2,000	(2,000)	0.00%
FISH DERBY	2,072	2,800	(728)	74.00%
FRANCHISE TAX	800	800	-	100.00%
FUEL	3,278	9,000	(5,722)	36.42%
GARBAGE	4,708	14,000	(9,292)	33.63%
GATE EXPENSE	1,481	3,873	(2,392)	38.24%
HEALTH AND SAFETY	1,662	4,000	(2,338)	41.55%
INSURANCE - GENERAL	5,541	17,000	(11,459)	32.59%
MAINTAIN BUILDING	5,936	11,000	(5,064)	53.96%
MAINTAIN BUILDING - CEDARBROOK	* 12,950		12,950	
MAINTAIN EQUIPMENT	3,480	15,000	(11,520)	23.20%
MAINTAIN LAKE		9,000	(9,000)	0.00%
MAINTAIN ROADS	35,280	35,000	280	100.80%
MAINTAIN WATER	396	8,000	(7,604)	4.95%
MAINTENANCE COMMON AREA	5,000		5,000	
MAINTENANCE GENERAL	6,057	25,000	(18,943)	24.23%
MEMBER COMMUNICATION	1,971	4,500	(2,529)	43.80%
NEEDLE EXPENSE		10,000	(10,000)	0.00%
OFFICE EXPENSE - INCLUDES CLERICAL	90	1,500	(1,410)	6.00%
PAYROLL - LABOR	23,317	70,000	(46,683)	33.31%
PERMITS AND FEES		2,500	(2,500)	0.00%
PROFESSIONAL SERVICE - LEGAL	5,207	30,000	(24,793)	17.36%
PROFESSIONAL SERVICE - CONSULTING	35,342	25,000	10,342	141.37%
RECREATION	637	1,000	(363)	63.70%
ROAD RESERVES		2,000	(2,000)	0.00%
SUPPLIES SHOP	337	1,500	(1,163)	22.47%
SUPPLIES RECREATION HALL		100	(100)	0.00%
TAXES - PAYROLL	1,989	7,000	(5,011)	28.41%
TAXES - PROPERTY		3,300	(3,300)	0.00%
TAXES - PROPERTY CEDARBROOK	*	3,800	(3,800)	0.00%
TAXES AND LICENSE		1,500	(1,500)	0.00%
TELEPHONE	750	1,200	(450)	62.50%
TIMBER EXPENSE	**		-	
UTILITIES	4,046	14,000	(9,954)	28.90%
UTILITIES - CEDERBROOK	*		-	
WATER RESERVES		3,113	(3,113)	0.00%
WATER TESTING	2,270	8,000	(5,730)	28.38%
<b>TOTAL EXPENSES BEFORE DEPRECIATION</b>	<b>225,716</b>	<b>379,636</b>	<b>(153,920)</b>	

ODD FELLOWS SIERRA RECREATION  
 ASSOCIATION, INC  
 BUDGET REPORT  
 PERIOD ENDED SEPTEMBER 30, 2012

	<u>FOUR MONTHS ENDED 09/30/12</u>	<u>2012-2013 BUDGET</u>	<u>VARIANCE</u>	<u>% OF BUDGET EXPENDED*</u>
DEPRECIATION	11,044			
<b>TOTAL EXPENSES</b>	<u>236,760</u>			
NET INCOME FROM OPERATIONS	<u>117,161</u>			
ADD BACK CEDARBROOK EXPENSES	* 57,480			
ADD BACK TIMBER EXPENSES	**			
<b>TOTAL INCOME FOR RESERVE FUNDS</b>	<u>\$ 174,641</u>			

BANK ACCOUNT BALANCES

GENERAL ACCT	\$16,459
MONEY MARKET	139,229
TIMBER RESERVE	121,938
ROAD RESERVE	10,900
EQUIPMENT RESERVE	10,961
WATER RESERVE	11,027
MONEY MARKET - LAND	9,763

\*Attributed to Cedarbrook expenses.  
 (Monies to offset Cedarbrook expenses will be transferred from the Timber/Land purchase accounts.)

\*\* Monies to offset timber expenses will be transferred from the Timber account.

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