



Odd Fellows Sierra Recreation Association Newsletter



Phone: 209-586-3098

December 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

Winter has officially arrived. Lots of rain, a little snow and freezing temperatures make winterizing our homes the first order of business. Nothing ruins a planned winter vacation like a burst water pipe. The good news is, with a little planning, it doesn't have to happen. The Christmas dinner was well attended; lots of food, drink and good times. Another outstanding event put on by the Rebekahs. We are seeing a regeneration of camaraderie like days of old. We are not there yet, but it's getting close.

The P.U.C. complaint is being addressed. We believe the water costs are \$47.63 per month. The Plaintiffs believe the water costs are \$4.58 per month. We agreed to issue an invoice for the actual cost of water for the 2012/2013 budget year, to the lot owners who have not made full payments; subject to refunds, should they be required. The complainants agreed to pay the full water assessment, subject to refund. Both parties agreed to have the Commission determine if refunds are due. Note: The assessment remains \$1,024.00 and the water costs are a prorated share of the total.

The gate opener "Exchange Program" to accommodate the discontinuance of the "Old Card Openers" in favor of the new "Proximity Cards" is now finished. The old cards served us well, but they are no longer dependable. The exchange program was to last a few months and we extended it to January 1, 2013, to pick up any property owners who chose not to act. It's labor intensive to continue making exceptions and everyone has had ample opportunity (6 months) to arrange for new replacement "Proximity Cards". The cost is \$30.00 for the new Proximity Card. If you choose to purchase gate clicker/remote openers, the cost is \$50.00.

I recognize that the last thing you may want to do when you come up here is go to a meeting, but we welcome your input at our Board meetings. We promise not to hold you hostage, and your ideas are always welcome.

~Del Wallis



Rebekah's Corner

Happy New Year

Thank You for your support, Dogwood Rebekah Lodge

**ODD FELLOWS SIERRA RECREATION ASSOCIATION BOARD OF DIRECTORS
REGULAR MONTHLY MEETING
December 15, 2012**

INTERIM MINUTES

The meeting was called to order at 9:00 AM by President Wallis. Board members present: Hawke, Velayas, Ordwein, Wallis, and Cloak. Board members Barrett, Peter, and Adams excused.

INVOCATION: Given by Director Hawke.

Please note that no recordings of the meeting are allowed.

HOMEOWNERS AND OTHERS PRESENT: Homeowner Mike VanGundy.

CORRESPONDENCE: Secretary Velayas reported that there was an email from Ron Clementi with some concerns about a small water leak. President Wallis received a Request for Court Order and Answer from Mr Varvayanis, but it was not recorded at the court by Mr. Varvayanis. Because it is an unrecorded document, there is no need for action at this time.

MINUTES OF BOARD MEETINGS of October 20, 2012: Hawke moved that the minutes be accepted with no corrections. Director Cloak seconded, motion carried with Director Ordwein abstaining, as he was absent the previous month.

CARETAKER'S REPORT: Snow was plowed, new trash receptacles were built, general maintenance on the Rec Hall was performed, and the water system was inspected and maintained.

DIRECTOR REPORTS

WATER-HAWKE: Director Hawke provided water report. Since the November 19 meeting, there was one broken water fixture on the storage tank repaired by Mark. Another leak was detected at a residence and was determined to be on the owner's property. Homeowners are reminded that the weather will soon turn very cold and winterizing is recommended. 1,083,100 gallons were used this month.

BUILDINGS-BARRETT: Director Barrett was not present, but President Wallis reported that all repairs on the Caretaker's cabin have been completed.

ROADS-ADAMS: No report.

EQUIPMENT-PETER: Caretaker Higgins reported that all equipment is working well.

TIMBER – WALLIS: President Wallis reported that our Forester reviewed the timber lands to determine how best to harvest and thin for fire protection. The lumber is currently worth about \$289,000 gross and would net approximately \$68,000 after expenses. President Wallis proposes that our forester Will Durell create a harvest plan, so that the plan can be presented to the shareholders to vote on completion of the plan. Director Hawke moved to create the plan; Director Ordwein seconded. Motion carried.

GATE -- ORDWEIN: The gate is operating regularly, but the batteries, to hold the gates open during power outages, need to be replaced. If homeowners need help with their gate keys or have any problems to report, they should contact Bill Ordwein or Mark Higgins.

HEALTH AND SAFETY -- ADAMS: Nothing new to report.

RECREATION: Director Wallis would like to thank everyone for their hard work on Holiday Dinner on December 8th. It was a smashing success with a large attendance and fabulous food. Many thanks to the Rebekahs, Yvonne and Friedhelm Peter and Linda Clark and her family in particular!!

RECREATION FACILITIES: There is nothing to be done at this time.

FINANCE -- ORDWEIN: Director Ordwein reported that this month's bills amounted to approximately \$19,160.32. Revenue for the month included a \$7,200 tax refund, \$400 from the holiday raffle, and \$160 in gate income. Currently, unpaid assessments total \$36,989. Anyone who has not paid their assessment is reminded that payments may be made by credit card by contacting Carlson Accounting at (209) 532-5171. Collections options including termination of services and/or legal actions are being reviewed. The current expenditure rate would put the budget over by approximately \$61,000, but expenses have slowed dramatically and are expected to continue to slow. The main expenses which were larger than budgeted included legal fees and increased funding of the reserve funds which had been depleted the previous year when the assessments were not forwarded to the OFSRA. Director Velayas moves to pay all bills; Director Cloak 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 – Plaintiffs fail to prove certain elements of a Cause of Action for fraud.

In this matter between May 29, 2005, and May 29, 2011, Plaintiff Varvayanis was a Director, Shareholder and President of HOA (2006-2007). It appears Plaintiff Varvayanis is accusing himself of fraud!

DIPOSITION: The court has heard closing arguments and is now determining the outcome.

PUBLIC UTILITIES COMMISSION

PLAINTIFFS: 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 Director's are democratically elected by owners of all 281 lots within 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 it is not. OFSRA consists only of Odd Fellows and Rebekahs; OFSRA provides no financial transparency concerning costs it incurs in providing water to lot owners.

DISPOSITION: Next status reports are to be filed and served on January 11, 2013. A conference call with the Judge is scheduled for February 5, 2013.

SUPERIOR COURT

CASE No. CV57297

PLAINTIFF: Odd Fellows Sierra Recreation Association

DEFENDANT: Odd Fellows Sierra Homeowner's Association

COMPLAINT: Charles Varvayanis and Patricia Jones move to "Set-A-Side" Judgement after Prove-Up Hearing.

DISPOSTION: Dismissed, November 29, 2012

OLD BUSINESS:

None

NEW BUSINESS:

President Wallis would like to approve the final parcel map as developed by Golden State Surveying. Director Hawke moves to approve the lot line map as completed; Director Cloak seconded. Motion carried. Director Cloak moves and Director Ordwein seconds the motion to confirm the polling of all Directors and their unanimous approval of the purchase offer dated November 29, 2012, from Allen and Lana Lopes to purchase the two acre-parcel containing the Cedarbrook cabin for \$250,000 with the stated conditions set forth in the purchase contract.

THE NEXT REGULAR OFSRA BOARD MEETING WILL BE JANUARY 19, 2012.

Executive Session was convened at Director Hawke's home.

No action was required as a result of Executive Session. There being no further business, President Wallis adjourned the meeting at 11:16 A.M.

Claire Velayas, Secretary

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

<u>REVENUE</u>	<u>SIX MONTHS ENDED 11/30/12</u>	<u>2012-2013 BUDGET</u>	<u>VARIANCE</u>	<u>% OF BUDGET EXPENDED*</u>
MAINTENANCE INCOME	\$ 334,345	\$ 372,736	\$ (38,391)	89.70%
PROPERTY RENTAL(CARETAKER'S CABIN)	3,465	6,900	(3,435)	50.22%
GATE INCOME	3,805			
RECREATION INCOME	817	-	817	
FISH DONATIONS	1,048			
TRANSFER FEES	100			
INTEREST INCOME	128	-	128	
TIMBER INTEREST	6	-	6	
UNREALIZED GAIN/(LOSS) ON INVESTMENTS		-	-	
MISCELLANEOUS	21,535		21,535	
TOTAL REVENUE	365,249	379,636	(19,340)	
 <u>OPERATING EXPENSES</u>				
ACCOUNTING SERVICE	14,257	18,000	(3,743)	79.21%
BANK CHARGES	273	50	223	546.00%
CAMP CEDARBROOK LAND	* 46,555		46,555	
CREDIT CARD FEES	1,161		1,161	
CONTIGENCY		3,100	(3,100)	0.00%
EMPLOYEE BENEFITS/HEALTH INS REIM	5,667	12,000	(6,333)	47.23%
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	6,606	14,000	(7,394)	47.19%
GATE EXPENSE	2,252	3,873	(1,621)	58.15%
HEALTH AND SAFETY	1,829	4,000	(2,171)	45.73%
INSURANCE - GENERAL	7,712	17,000	(9,288)	45.36%
MAINTAIN BUILDING	14,737	11,000	3,737	133.97%
MAINTAIN BUILDING - CEDARBROOK	* 13,650		13,650	
MAINTAIN EQUIPMENT	6,902	15,000	(8,098)	46.01%
MAINTAIN LAKE		9,000	(9,000)	0.00%
MAINTAIN ROADS	35,637	35,000	637	101.82%
MAINTAIN ROADS - CEDARBROOK	* 1,255			
MAINTAIN ROADS - CEDARBROOK-CAPITAL	* 18,477			
MAINTAIN WATER	396	8,000	(7,604)	4.95%
MAINTENANCE COMMON AREA	5,000		5,000	
MAINTENANCE GENERAL	7,423	25,000	(17,577)	29.69%
MEMBER COMMUNICATION	2,737	4,500	(1,763)	60.82%
NEEDLE EXPENSE		10,000	(10,000)	0.00%
OFFICE EXPENSE - INCLUDES CLERICAL	90	1,500	(1,410)	6.00%
PAYROLL - LABOR	35,067	70,000	(34,933)	50.10%
PERMITS AND FEES		2,500	(2,500)	0.00%
PROFESSIONAL SERVICE - LEGAL	5,207	30,000	(24,793)	17.36%
PROFESSIONAL SERVICE - CONSULTING	42,377	25,000	17,377	169.51%
RECREATION	658	1,000	(342)	65.80%
ROAD RESERVES		2,000	(2,000)	0.00%
SUPPLIES SHOP	337	1,500	(1,163)	22.47%
SUPPLIES RECREATION HALL	304	100	204	304.00%
TAXES - PAYROLL	2,888	7,000	(4,112)	41.26%
TAXES - PROPERTY	6,879	3,300	3,579	208.45%
TAXES - PROPERTY CEDARBROOK	*	3,800	(3,800)	0.00%
TAXES AND LICENSE	43	1,500	(1,457)	2.87%
TELEPHONE	1,055	1,200	(145)	87.92%
TIMBER EXPENSE	**		-	
UTILITIES	6,243	14,000	(7,757)	44.59%
UTILITIES - CEDERBROOK	*		-	
WATER RESERVES		3,113	(3,113)	0.00%
WATER TESTING	4,304	8,000	(3,696)	53.80%

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

	<u>SIX MONTHS ENDED 11/30/12</u>	<u>2012-2013 BUDGET</u>	<u>VARIANCE</u>	<u>% OF BUDGET EXPENDED*</u>
TOTAL EXPENSES BEFORE DEPRECIATION	305,183	379,636	(94,185)	
DEPRECIATION	<u>16,566</u>			
TOTAL EXPENSES	<u>321,749</u>			
NET INCOME FROM OPERATIONS	<u>43,500</u>			
ADD BACK CEDARBROOK EXPENSES	* 79,937			
ADD BACK TIMBER EXPENSES	**			
TOTAL INCOME FOR RESERVE FUNDS	<u><u>\$ 123,437</u></u>			

BANK ACCOUNT BALANCES

GENERAL ACCT	\$18,635
MONEY MARKET	114,256
TIMBER RESERVE	76,939
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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