



Odd Fellows Sierra Recreation Association Newsletter



Phone: 209-586-3098

February 2013

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

Spring is around the corner, and with it comes freshness, beauty, an opportunity to spring into the cleaning mode and oh yes, the job of developing plans and a budget for next year. Like some of you who have spent several years up here, I can remember first being elected to the Board in the mid 1970's. At that time I was the youngest among a bunch of "old fogies" (now I am one), who I soon began to respect, not for their formal education or oratory skills, but for their "blue collar" common sense and life experiences that gave them the necessary know how to guide this Park. The budgets were simple and made to work. Not a lot different than our current household budgets.

Over the years our lives have become more complex. When I came back on the B.O.D. our budget had advanced to 45 plus line items, acknowledgment that our books needed to be enhanced to show our expenses within disciplines and most of all an eye on what our fiduciary responsibilities were. Some of us came from a business community that required a broader level of accounting. We will be presenting our budget by discipline.

The budget has been developed by your B.O.D., most of whom have had more than a little bit of experience in that discipline; it has been reviewed by Professional Engineers employed by companies who make a living in that line of work and cross checked with companies that have like service offerings.

Keep in mind this is not my budget or the B.O.D.'s budget, it is our budget. We can do as much or as little as we collectively want. I only ask that you have a little more thought than what some people expressed after a recent snow storm.

One such person complained "I want plowing to start at 1" of snow, not the 4" policy we have had for 60 years, and oh yes, the assessment is too high and needs to be cut by several hundred dollars."

Makes sense to me, who doesn't want more service for less money? I am sure your suggestions will be more thoughtful and constructive. All property owners vote on the budget; no one has a corner on good ideas. The B.O.D. welcomes your input and involvement.

There are thirty-two (32) property owners who have not paid their 2012-2013 assessment. Some have not paid for the past 4-5 years or more. They will **ALL** have an opportunity to explain their behavior. We intend to take legal action. ~Del Wallis



Rebekah's Corner



Please mark your calendars, the Rec. Board and the Rebekah's will be hosting a St. Patrick's Day dinner. **Saturday, March 16, at 5:00pm.**

Come join us for Corned Beef, Cabbage and all the fixins.

Dinner is a \$10.00 donation, Beer \$2.00 donation, Wine \$3.00 donation

All proceeds will go to the Fish Derby and Basketball Court fund.

**ODD FELLOWS SIERRA RECREATION ASSOCIATION BOARD OF DIRECTORS
REGULAR MONTHLY MEETING
February 16, 2013**

The meeting was called to order at 9:02 AM by President Wallis. Board members present: Velayas, Ordwein, Wallis, Adams, and Hawke. Board members Cloak, Barrett, and Peter 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 Tuolumne County Escrow regarding a property transfer. Another email was received from Ron Clementi regarding a water leak. Ray Brown sent an email regarding a lot merger. Lisa Souza requested information via email regarding gate keys.

MINUTES OF BOARD MEETINGS of January 2013: Velayas moved that the minutes be accepted with no corrections. Director Adams seconded, motion carried.

CARETAKER'S REPORT: Lid for sand spreader has been completed. Assisted contractor on installing meter on the Isaac water tank. Snow was plowed, roads were sanded, and Rec. Hall was maintained along with general maintenance of the Park and the water system.

DIRECTOR REPORTS

WATER-HAWKE: Director Hawke provided the water report. The water leak that was reported last month was difficult to isolate due to the fact there are no water meters on any of our tanks. Hence, it was decided to install a bidirectional meter on the Isaac tank. In the future, water leaks will be more rapidly found by observing the change in water flow into the tank while small sections of the system are briefly shutdown. It is expected that when the section with the leak is shut down, the meter will rapidly indicate an increase in the flow rate into the tank.

There were no water line breaks reported since the last BOD meeting on Jan 19, 2013.

Owners are encouraged to keep their phone numbers and addresses up to date by sending changes to the OFSRA BOD at PO Box 116, Long Barn, CA 95335.

And, again, Property owners are reminded it is very important to shut off the water supply to their residence!

Furthermore, when leaving your residence for an extended time, it is best to turn off the water supply using the Park's valve located in the water box. This will provide the best assurance of preventing water damage to your residence and reduce the threat of water lost to all property owners. After turning off the water supply, water pipes should be drained and RV antifreeze put into the drain traps of sinks, showers and tubs.

Water pumped for the month of Jan 2013 was 970,600 gallons.

BUILDINGS-BARRETT: Nothing to report.

ROADS-ADAMS: Director Adams said there was nothing new going on with the roads.

EQUIPMENT-PETER: Caretaker Higgins reported that some repairs were made to the Park pickup: front hubs were replaced and the shocks were replaced. The snowplow was maintained including replacing some markers on the sides of the blade and tightening up the hydraulic system to prevent leaks.

TIMBER – WALLIS: President Wallis had nothing to report.

GATE -- ORDWEIN: Director Ordwein reported that there was about \$100 in gate income for the month. The area around the gate will continue to receive extra sand during periods of snow removal.

HEALTH AND SAFETY -- ADAMS: Director Adams had nothing to report.

RECREATION: Director Hawke made a motion to pay for the food which the Rebekah's will prepare for a St Patrick's Day feast for a fundraiser for the Park's fish derby and basketball court. Director Velayas seconded. Motion passed unanimously. Director Velayas moved to purchase 300 lbs of fish for the Fish Derby. Director Adams seconded, and the motion passed unanimously.

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

FINANCE -- ORDWEIN: Director Ordwein reported that this month's bills amounted to \$15,863.71, of which \$3,166.96 were Cedarbrook expenses and will be reimbursed from the Timber Fund as will the \$3,118.39 from a previous month. Once these expenses have been replenished to the General Fund from the Timber Fund, all Cedarbrook expenses will have been repaid to the General Fund. Director Adams moves to pay all bills. Director Hawke seconds. Motion passed unanimously. Because reserves were funded in excess of what was budgeted and assessments have not been fully paid by all properties, Director Ordwein would like to make a motion to move \$30,000 from reserves back the General Fund to cover operating expenses. Director Hawke seconded. Motion passed unanimously. Revenue for the month included approximately \$100 in gate income. Thirty-seven properties have not paid their assessments in full. 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.

LEGAL ACTIONS:

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 Rebekah's; OFSRA provides no financial transparency concerning costs it incurs in providing water to lot owners.

DISPOSITION: A conference call with the Judge was held on February 5, 2013. Status report on settlement efforts and organization as a Community Service District (CSD) due April 15, 2013.

OLD BUSINESS:

None

NEW BUSINESS:

We anticipate closing the sale of the Cedarbrook property on Tuesday the 19th of February. Proceeds from the sale will be delivered to the Timber Fund. Starting on the 16th of March, the CSD committee has been encouraged to attend all future Rec. Board meetings to familiarize themselves with the process and duties involved.

THE NEXT REGULAR OFSRA BOARD MEETING WILL BE MARCH 16, 2013

Executive Session was convened at 10:17 am.

Director Ordwein made a motion to take legal action against the owners of the properties who have not paid their assessments in full and who do not have a previously approved, as of February 16, 2013, payment arrangement with the Rec. Board. Director Velayas seconded. Motion carried unanimously. Director Hawke moves to approve approximately \$5,000 to be used to improve the driveway to the Cedarbrook property. Director Velayas seconded. Motion passed unanimously. There being no further business, President Wallis adjourned the meeting at 11:51 A.M.

Claire Velayas, Secretary

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ODD FELLOWS SIERRA RECREATION
ASSOCIATION, INC
BUDGET REPORT
PERIOD ENDED JANUARY 31, 2013

<u>REVENUE</u>	<u>EIGHT MONTHS ENDED 01/31/13</u>	<u>2012-2013 BUDGET</u>	<u>VARIANCE</u>	<u>% OF BUDGET EXPENDED*</u>
MAINTENANCE INCOME	\$ 340,331	\$ 372,736	\$ (32,405)	91.31%
PROPERTY RENTAL(CARETAKER'S CABIN)	4,527	6,900	(2,373)	65.61%
GATE INCOME	4,515			
RECREATION INCOME	817	-	817	
FISH DONATIONS	1,548			
TRANSFER FEES	200			
INTEREST INCOME	148	-	148	
TIMBER INTEREST	7	-	7	
UNREALIZED GAIN/(LOSS) ON INVESTMENTS	1	-	1	
MISCELLANEOUS	29,254		29,254	
TOTAL REVENUE	381,348	379,636	(4,551)	
 <u>OPERATING EXPENSES</u>				
ACCOUNTING SERVICE	16,694	18,000	(1,306)	92.74%
BANK CHARGES	272	50	222	544.00%
CAMP CEDARBROOK LAND	* 53,074		53,074	
CREDIT CARD FEES	1,271		1,271	
CONTINGENCY		3,100	(3,100)	0.00%
EMPLOYEE BENEFITS/HEALTH INS REIM	7,225	12,000	(4,775)	60.21%
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	8,208	14,000	(5,792)	58.63%
GATE EXPENSE	2,309	3,873	(1,564)	59.62%
HEALTH AND SAFETY	2,086	4,000	(1,914)	52.15%
INSURANCE - GENERAL	7,712	17,000	(9,288)	45.36%
MAINTAIN BUILDING	15,852	11,000	4,852	144.11%
MAINTAIN BUILDING - CEDARBROOK	* 15,679		15,679	
MAINTAIN EQUIPMENT	7,161	15,000	(7,839)	47.74%
MAINTAIN LAKE		9,000	(9,000)	0.00%
MAINTAIN ROADS	36,112	35,000	1,112	103.18%
MAINTAIN ROADS - CEDARBROOK	* 1,255			
MAINTAIN ROADS - CEDARBROOK-CAPITAL	* 18,477			
MAINTAIN WATER	807	8,000	(7,193)	10.09%
MAINTAIN WATER - CAPITAL	2,874		2,874	
MAINTENANCE COMMON AREA	5,000		5,000	
MAINTENANCE GENERAL	9,965	25,000	(15,035)	39.86%
MEMBER COMMUNICATION	3,412	4,500	(1,088)	75.82%
NEEDLE EXPENSE		10,000	(10,000)	0.00%
OFFICE EXPENSE - INCLUDES CLERICAL	255	1,500	(1,245)	17.00%
OUTSIDE SERVICE	4		4	
PAYROLL - LABOR	46,468	70,000	(23,532)	66.38%
PERMITS AND FEES	115	2,500	(2,385)	4.60%
PROFESSIONAL SERVICE - LEGAL	62,843	30,000	32,843	209.48%
PROFESSIONAL SERVICE - CONSULTING	63,395	25,000	38,395	253.58%
RECREATION	1,071	1,000	71	107.10%
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	4,098	7,000	(2,902)	58.54%
TAXES - PROPERTY	6,879	3,300	3,579	208.45%
TAXES - PROPERTY CEDARBROOK	*	3,800	(3,800)	0.00%
TAXES AND LICENSE	68	1,500	(1,432)	4.53%
TELEPHONE	1,346	1,200	146	112.17%
TIMBER EXPENSE	**		-	
UTILITIES	8,924	14,000	(5,076)	63.74%
UTILITIES - CEDERBROOK	*		-	

ODD FELLOWS SIERRA RECREATION
ASSOCIATION, INC
BUDGET REPORT
PERIOD ENDED JANUARY 31, 2013

	EIGHT MONTHS ENDED <u>01/31/13</u>	2012-2013 BUDGET	<u>VARIANCE</u>	% OF BUDGET <u>EXPENDED*</u>
WATER RESERVES		3,113	(3,113)	0.00%
WATER TESTING	<u>4,304</u>	<u>8,000</u>	<u>(3,696)</u>	53.80%
TOTAL EXPENSES BEFORE DEPRECIATION	423,061	379,636	23,693	
DEPRECIATION	<u>22,088</u>			
TOTAL EXPENSES	<u>445,149</u>			
NET INCOME FROM OPERATIONS	<u>(63,801)</u>			
ADD BACK CEDARBROOK EXPENSES	* 88,485			
ADD BACK TIMBER EXPENSES	**			
TOTAL INCOME FOR RESERVE FUNDS	<u>\$ 24,684</u>			

BANK ACCOUNT BALANCES

GENERAL ACCT	\$14,181
MONEY MARKET	16,655
TIMBER RESERVE	76,941
ROAD RESERVE	10,901
EQUIPMENT RESERVE	10,962
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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