



# Odd Fellows Sierra Recreation Association Newsletter



**Phone: 209-586-3098**

**March 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

Rumors abound, and no matter what position you take on how we should restructure, you can find a rumor to match. However, if you would like the *real* information on the going forward organization, come to the meeting on April 27th. In short, the OFSRA will transfer all assets within the subdivision(s) boundary (except the Caretaker's cabin) and hold all timberland outside the boundary. Two new corporations have been created. Sierra Park Water Company, Inc. will own the water tanks, wells, pipeline infrastructure and water reserve fund. All property owners will have the opportunity to be shareholders (at no cost) and have all rights afforded "C" Corp. shareholders. Sierra Park Services, Inc. will own all the land, buildings, roads, equipment, bank accounts and reserve funds for buildings, roads and equipment. All property owners will have the opportunity to be shareholders (at no cost) and have all rights afforded "C" Corp. shareholders.

There is much more detail than what I just described and that is the reason for the meeting. For a number of years, non I.O.O.F. property owners were not allowed to vote for the Board of Directors; they believed they were disenfranchised. The shareholders (I.O.O.F. Property Owners) voted for the Director's, regardless of their fraternal membership. Last year when I returned to the Board, roughly half the director's (including the President) had no affiliation with I.O.O.F. The substance of the issue may be debated, but what is certain; that is all now behind us.

We have a great Park and good services provided at reasonable rates. Even though every property owner has always voted on services and assessments, there is no question our future is what each property owner makes of it.

~Del Wallis



## Rebekah's Corner



The Recreation Association and the Rebekah's put on a great St. Patrick's Day dinner; all who attended had a good time. This fund-raiser will help with the cost of the Fishing Derby. Our next fund-raiser will be the bake sale at the Annual Meeting [Sunday, May 26], we look forward to seeing you all, we will have some great treats for a small donation. Our fund-raising dollars go to support projects in the park. Thank you for your support.

## **Note from the Rebekah's:**

The Rebekah's goal is to refurbish the Basketball Court this year! With your help, we know we can make it happen!



Thanks to the many people who have signed up to help at the Fish Derby; if you would like to help or donate, please contact us at the Annual Meeting or call Yvonne Peter at (209)586-5950.

**Happy Spring!!**

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

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

**INVOCATION:** Given by Director Hawke.

Please note that no recordings of the meeting are allowed.

**HOMEOWNERS AND OTHERS PRESENT:** Homeowner Mike VanGundy and CSD Ad Hoc Committee members Chris Kiriakou and Heidi Ordwein.

**CORRESPONDENCE:** Secretary Velayas reported that there was an email from Natalia Mercadal with gate questions. Another email was received from Craig Wend with questions about plans to get internet into the Park. John Steward sent an email regarding the proposed gate on his property. John Wohler requested information regarding rules and regulations and dues in the Park as he is considering purchasing property here. Realtor Paul Wild requested the same information. Yosemite Title Company sent a copy of a Grant Deed for a property which recently changed owners. They also sent a seller's closing statement for the Cedarbrook property. Sierra Nevada Communications sent a map with a proposed right of way for them to install equipment to provide improved internet, phone, and cable services. The County counsel sent an email regarding the forming of the CSD.

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

**CARETAKER'S REPORT:** Snow was plowed, roads were sanded, and Rec Hall was maintained along with general maintenance of the Park and the water system. The shop was cleaned and organized. A leaky valve on Deborah was repaired.

**DIRECTOR REPORTS**

**WATER-HAWKE:** Director Hawke provided the water report. There were no water line breaks reported since the last BOD meeting of Feb 16, 2013. Mark replaced one leaky Park water valve on Deborah.

**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 residences! We are not yet clear of potential cold weather.**

Water pumped for the month of Feb 2013 was 608,000 gallons.

**BUILDINGS-BARRETT:** Nothing to report.

**ROADS-ADAMS:** Director Adams said there was nothing new going on with the roads. Next unit proposed for slurry sealing is from David through Rebecca and including Sarah Circle. The distance is approximately the same as the last unit sealed. Bids will be obtained for the sealing.

**EQUIPMENT-PETER:** Director Peter had nothing to report.

**TIMBER – WALLIS:** President Wallis had nothing to report. Preparation of a proposal for the annual meeting will begin.

**GATE -- ORDWEIN:** Director Ordwein reported that there were no problems and there was about \$270 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. Director Peter will be looking in to a way to replace the raft in the pond. The lake will be filled, and bids will be obtained for algae control. Someone vandalized the drain housing on the pond and opened the valve to drain the pond. Caretaker Higgins repaired the damage.

**RECREATION:** The St Patrick's Day dinner is anticipated to be a good time, and all Directors are looking forward to it.

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

**FINANCE -- ORDWEIN:** Director Ordwein reported that this month's bills amounted to \$5,413.91. Year-to-date \$303,070 has been spent operating the Park since last May. Revenue for the month included approximately \$270 in gate income. Director Peter moved to pay bills; Director Adams seconded the motion, and the motion carried unanimously.

## **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:** Status report on settlement efforts and organization as a Community Service District (CSD) due April 15, 2013.

## **OLD BUSINESS:**

President Wallis thanked the members of the Ad Hoc Committee for being present and taking part in the meeting. The sale of the Cedarbrook property closed, and proceeds have been deposited.

## **NEW BUSINESS:**

A meeting will be arranged with the County to discuss formation of the CSD.

THE NEXT REGULAR OFSRA BOARD MEETING WILL BE APRIL 13, 2013

**Committee Meeting between OFSRA and the CSD Ad Hoc was convened at 10:11 am.**

There being no further business, President Wallis adjourned the meeting at 11:55 A.M.

Claire Velayas, Secretary

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2 GARY P. DAMBACHER, Esq. SBN 92141  
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(SPACE BELOW FOR FILE STAMP ONLY)

4 **DAMBACHER, TRUJILLO & WRIGHT,**  
5 **A PROFESSIONAL LAW CORPORATION**  
6 32 North Washington Street  
7 Sonora, California 95370  
8 (209) 533-1883  
9 (209) 533-3844 FAX

**FILED**

MAR 28 2013

Superior Court of California  
County of Tuolumne

By: Donna Benz Clerk

Attorneys for Plaintiff

10 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
11 **COUNTY OF TUOLUMNE**

12 **ODD FELLOWS SIERRA RECREATION**  
13 **ASSOCIATION, a California corporation,**

14 Plaintiff,

15 vs.

16  
17 **CHARLES P. VARVAYANIS and PATRICIA**  
18 **JONES;**  
19 **FREDDIE GLEN COLEMAN a/k/a Fred**  
20 **Coleman and BARBARA ANN COLEMAN,**  
21 **Trustees of the FREDDIE GLEN & BARBARA**  
22 **ANN COLEMAN TRUST;**  
23 **JEWEL RUTH DARGITZ;**  
24 **LARRY LEE VAUGHN and KARIN**  
25 **LOUANNE VAUGHN;**  
26 **STEVEN P. WALLACE, Trustee of the STEVEN**  
27 **P. WALLACE TRUST;**  
28 **RUDY ALDAMA, GLENN DALZEL,**  
**CHRISTINE FOREMAN, JUAN TOVAR and**  
**MAE TOVAR;**  
**HAROLD BABB and MARY BABB;**  
**PHILIP BARTHMAN, SUSAN BOLT-**  
**BARTHMAN, RICHARD QUINN, and**  
**CHRISTINE QUINN;**  
**JOSEPH G. BONJEAN, and GLORIA**  
**BONJEAN;**  
**PATRICIA L. BREMICKER, Trustee of the**

Case No.: *CV 58100*

**COMPLAINT FOR DAMAGES FOR:**  
1) **QUANTUM MERUIT;**  
2) **MAINTENANCE OF RIGHT OF WAY**  
**EASEMENT (Civil Code Section 845);**  
3) **COMMON COUNTS-ACCOUNT STATED;**  
4) **COMMON COUNTS-OPEN ACCOUNT**

ASSIGNED FOR ALL PURPOSES TO:  
DEPT.:

[LIMITED CIVIL CASE- AMOUNT  
DEMANDED DOES NOT EXCEED \$25,000]

1 PATRICIA L. BREMICKER TRUST;  
2 ERIC CANALES a/k/a ERIC K. CANALES and  
3 CATHERINE CANALES;  
4 GREGORY J COLLINS, SR. and HEIDI M.  
5 COLLINS;  
6 JOSE ANGEL GARCIA and DEBORAH L.  
7 GARCIA;  
8 LARRY V. GIACOMINO and JILL S.  
9 FORESTER;  
10 LOUIE J. KAZAS and CLEO KAZAS, Trustees  
11 of the LOUIE J. & CLEO KAZAS TRUST;  
12 MILDRED KERN;  
13 ONITA POMBO and DOROTHY K.,  
14 LEIGHTON;  
15 GERALD W. JOHNSTON, STEVEN G.  
16 JOHNSTON and SHARON LORENZ;  
17 DEANNA G. MOONEY, Trustee of the  
18 DEANNA G. MOONEY TRUST;  
19 JOSEPH M. NELSON, JR., Trustee of the  
20 JOSEPH M. NELSON, JR. TRUST;  
21 MICHAEL J. PERRY and KATHERINE M.  
22 PERRY;  
23 WILLIAM D. PIECH and CLARE  
24 THOMPSON, Trustees of the WILLIAM D.  
25 PIECH and CLARE THOMPSON TRUST;  
26 TIMOTHY J. PLAZA, and DARANN P.  
27 PLAZA;  
28 BETTY L. SALOMON, Trustee of the BETTY L.  
SALOMON TRUST;  
JOSEPH F. SCHULTZ and KARIN V.  
SCHULTZ, Trustees of the JOSEPH F. & KARIN  
V. SCHULTZ TRUST;  
SCOTT R. THOMAS and BRANDI L.  
THOMAS;  
JOHN DAVID WEITZEL and NANCY ANNE  
WEITZEL, Trustees of the JOHN DAVID  
WEITZEL and NANCY ANNE WEITZEL  
TRUST;  
and DOES 1 through 30, inclusive,

Defendants.



ODD FELLOWS SIERRA RECREATION  
ASSOCIATION, INC  
BUDGET REPORT  
PERIOD ENDED FEBRUARY 28, 2013

<u>REVENUE</u>	<u>EIGHT MONTHS ENDED 02/28/13</u>	<u>2012-2013 BUDGET</u>	<u>VARIANCE</u>	<u>% OF BUDGET EXPENDED*</u>
MAINTENANCE INCOME	\$ 340,692	\$ 372,736	\$ (32,044)	91.40%
PROPERTY RENTAL(CARETAKER'S CABIN)	5,058	6,900	(1,842)	73.30%
GATE INCOME	4,775			
RECREATION INCOME	817	-	817	
FISH DONATIONS	1,573			
TRANSFER FEES	400			
INTEREST INCOME	148	-	148	
TIMBER INTEREST	7	-	7	
UNREALIZED GAIN/(LOSS) ON INVESTMENTS	2	-	2	
MISCELLANEOUS	32,970		32,970	
<b>TOTAL REVENUE</b>	<b>386,442</b>	<b>379,636</b>	<b>58</b>	
 <u>OPERATING EXPENSES</u>				
ACCOUNTING SERVICE	18,103	18,000	103	100.57%
BANK CHARGES	272	50	222	544.00%
CAMP CEDARBROOK LAND	* 53,074		53,074	
CREDIT CARD FEES	1,326		1,326	
CONTIGENCY		3,100	(3,100)	0.00%
EMPLOYEE BENEFITS/HEALTH INS REIM	8,009	12,000	(3,991)	66.74%
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	9,298	14,000	(4,702)	66.41%
GATE EXPENSE	2,356	3,873	(1,517)	60.83%
HEALTH AND SAFETY	2,253	4,000	(1,747)	56.33%
INSURANCE - GENERAL	7,712	17,000	(9,288)	45.36%
MAINTAIN BUILDING	15,852	11,000	4,852	144.11%
MAINTAIN BUILDING - CEDARBROOK	* 15,846		15,846	
MAINTAIN BUILDING - CEDARBROOK-CAPITAL	* 3,000		3,000	
MAINTAIN EQUIPMENT	8,539	15,000	(6,461)	56.93%
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	5,559	8,000	(2,441)	69.49%
MAINTAIN WATER - CAPITAL	3,393		3,393	
MAINTENANCE COMMON AREA	5,000		5,000	
MAINTENANCE GENERAL	10,333	25,000	(14,667)	41.33%
MEMBER COMMUNICATION	4,111	4,500	(389)	91.36%
NEEDLE EXPENSE		10,000	(10,000)	0.00%
OFFICE EXPENSE - INCLUDES CLERICAL	255	1,500	(1,245)	17.00%
OUTSIDE SERVICE	5		5	
PAYROLL - LABOR	50,963	70,000	(19,037)	72.80%
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	4,661	7,000	(2,339)	66.59%
TAXES - PROPERTY	3,340	3,300	40	101.21%
TAXES - PROPERTY CEDARBROOK	* 3,539	3,800	(261)	93.13%
TAXES AND LICENSE	68	1,500	(1,432)	4.53%
TELEPHONE	1,529	1,200	329	127.42%
TIMBER EXPENSE	**	-	-	
UTILITIES	10,762	14,000	(3,238)	76.87%

ODD FELLOWS SIERRA RECREATION  
ASSOCIATION, INC  
BUDGET REPORT  
PERIOD ENDED FEBRUARY 28, 2013

	<b>EIGHT MONTHS ENDED <u>02/28/13</u></b>	<b>2012-2013 <u>BUDGET</u></b>	<b><u>VARIANCE</u></b>	<b>% OF BUDGET <u>EXPENDED*</u></b>
UTILITIES - CEDERBROOK	*		-	
WATER RESERVES		3,113	(3,113)	0.00%
WATER TESTING	<u>4,304</u>	<u>8,000</u>	<u>(3,696)</u>	53.80%
<b>TOTAL EXPENSES BEFORE DEPRECIATION</b>	444,576	379,636	45,208	
DEPRECIATION	<u>24,849</u>			
<b>TOTAL EXPENSES</b>	<u>469,425</u>			
NET INCOME FROM OPERATIONS	<u>(82,983)</u>			
ADD BACK CEDARBROOK EXPENSES	* 92,191			
ADD BACK TIMBER EXPENSES	**			
<b>TOTAL INCOME FOR RESERVE FUNDS</b>	<u>\$ 9,208</u>			

BANK ACCOUNT BALANCES

GENERAL ACCT	\$6,781
MONEY MARKET	14,017
TIMBER RESERVE	307,506
ROAD RESERVE	10,901
EQUIPMENT RESERVE	10,962
WATER RESERVE	11,027
MONEY MARKET - LAND	3,478

\*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.

Not to be duplicated or distributed without written approval from the Board of Directors



## **PLEASE NOTE:**

Enclosed are the first two pages of the 23 page complaint that was filed against the property owners who have delinquent assessments.

## **SAVE THE DATE:**

On April 27th, at 10:00am, there will be a Town Hall Meeting to review the Corporate structures [i.e. Articles of Incorporation, By-Laws and general governance] of the Park. ALL property owners are encouraged to attend.

**Odd Fellows Sierra Recreation Assoc.  
P. O. Box 116  
Long Barn, CA 95335**