



# Odd Fellows Sierra Recreation Association Newsletter



**Phone: 209-586-3098**

**April 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

The first town hall meeting to discuss the impending governance changes the Park is going through will be April 27th. All property owners are encouraged to attend. I may be a little biased, but it seems to me it is best to get an understanding of what is going to happen from those who have been involved in the process, as opposed to someone who may or may not have an agenda, but who clearly has a limited idea or understanding of the choices that confront the Park.

This is an opportunity for everyone to hear that the future doesn't have to be dramatically different from the past. There will be two (2) Boards managing the Park - Sierra Park Services, Inc. and Sierra Park Water Company, Inc. The latter will have Public Utilities Commission (P.U.C.) oversight. The O.F.S.R.A. will only be responsible for the timberlands.

The Ad Hoc Committee this past year, has been working on an eventual change and the first set of Directors for the two corporations are members of the Ad Hoc Committee. They have been attending our Board meetings, have had frequent dialogue with the Board, and the transition from our Board to the next should be seamless. We will be around for advice and counsel (if asked), but our new sets of Directors should be ready to represent us June 1st.

Again, PLEASE attend the meeting.

~Del Wallis



## Rebekah's Corner



Spring is definitely here in the mountains and we are all enjoying the pleasant temperatures. Please don't forget that we are still taking sign ups for volunteers at the Fishing Derby at the Annual meeting and donations of prizes as well: you can contact Yvonne Peter at 209-586-5950.

Once again this year we will be having our annual Bake Sale at the meeting on May 26<sup>th</sup>. Please remember that all proceeds from this event are donated to projects around the Park.

The Rebekah's have been able to do many projects around the Park thanks to You and the Recreation Board. The benches, refurbishing the lodge, refurbishing the snack shack, baseball field, pruning the orchard, and many other projects. We are still fund-raising for the Basketball Court and hope to complete this project this year.

Thank You for your support,  
Dogwood/Rebekah's #200

**ODD FELLOWS SIERRA RECREATION ASSOCIATION BOARD OF DIRECTORS  
REGULAR MONTHLY MEETING  
April 13, 2013**

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

**INVOCATION:** Given by Director Hawke.

Please note that no recordings of the meeting are allowed.

**HOMEOWNERS AND OTHER PRESENT:** Nancy Hawke, John Morganroth, Chris Kiriakou & Wanda Lenhardt AD Hock members, Charles Varvayanis wanting statement of his account and wanting his name dropped from the lawsuit for delinquent assessments, Mike Vangundy.

**CORRESPONDENCE:** Letter from Lana Lopes notifying of change of mailing address. Antonio and Lisa Cartelli notifying us of purchasing 22150 Sarah Circle with questions about transferring HOA to them and questions about use of gate.

**MINUTES OF BOARD MEETING OF March 16, 2013:** Director Hawke moved that the minutes be accepted with no corrections. Director Adams seconded, motion carried.

**CARETAKER'S REPORT:** Cleaned up needle area, general maintenance on truck, cleaned debris from lake, clearing brush on road to Cedarbrook, worked on barbeque in playground, cleaned bar ditches, checking 2" & 4" water pipes and water valves to determine which ones need replacing.

**DIRECTOR REPORTS:**

**WATER-HAWKE:** There were no water line breaks reported since the last BOD meeting of March 16, 2013. Water pumped for the month of March 2013 was 688,200 gallons.

**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! We are not yet clear of potential cold weather. In the past it has snowed in May.**

**BUILDING – BARRETT:** Nothing to report

**ROADS-ADAMS:** Director Adams will be getting bids for the road maintenance and crack sealing for this year.

**EQUIPMENT-PETER:** Director Peter reported general maintenance was done on the truck. Snow plow was taken off the truck due to nice weather so it could be used for other purposes.

**TIMBER-WALLIS:** Director Wallis has contacted Will Durell, our forester, to get his recommendation on harvesting. It is his recommendation to finish what was started several years ago which is from Sugar Pine Creek to the toboggan run. The area will be thinned out to give a firebreak up to 150 ft of property line. Possible net value would be \$60,000. If the harvest is approved it will be done this summer or fall. Logs will be taken out on the back roads. In the future we will need to get approval to include Cedarbrook area into the timbering plan. Motion was made by Director Hawke and seconded by Director Adams to ask the shareholders at the annual meeting to proceed with the harvest this year. Motion carried unanimously.

**GATE-ORDWEIN:** No report

**HEALTH AND SAFETY-ADAMS:** The raft for the lake was discussed. The lake is currently included in the policy with Caldwell. Director Peter will make the 8x8 raft and anchor it between the 2 docks. Before we proceed we need to check with the newly proposed Board to see if we should continue. Approximate cost is \$300. With the lake full and people beginning to go down to the lake, we will put in the buoys. With nice weather it is time to put up the flag.

**RECREATION-** No report

**FINANCE-ORDWEIN:** Report was given by Director Wallis. Bills amounted to \$41,731.91. \$32,000 was taken from the Timber fund and transferred to general fund. \$8000 was for Cedarbrook road work, \$3000 Caretakers time at Cedarbrook, \$21,000 advancement of assessments for a total of \$32,000. We have not received a current bill for legal fees. Copies of the Revenue/Expenses and Budget Report were distributed to board members. Director Peter moved to pay bills; Director Barrett seconded, and motion carried unanimously.

## **LEGAL ACTIONS:**

### **PUBLIC UTILITIES COMMISSION**

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

**DEFENDANTS:** 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 the Odd Fellows Sierra Recreation Association (OFSHA). 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:** Attorneys will give a status report on settlement efforts and park reorganization on April 15, 2013.

**Case No.** CVL58100 in Superior Court of California.

**PLAINTIFFS:** Odd fellows Sierra Recreation Association, a California corporation,

**DEFENDANTS:** Charles P. Varvayanis and Patricia Jones; Freddie Glen Coleman and Barbara Ann Coleman; Jewel Ruth Dargitz; Larry Lee Vaughn and Karin Louanne Vaughn; Steven P. Wallace; 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, Eric Canales and Catherine Canales; Gregory J. Collins, Sr. and Heidi M. Collins; Jose Angel Garcia and Deborah L. Garcia; Larry V. Giacomino and Jill S. Forester; Louis J. Kazas and Cleo Kazas; Mildred Kern; Onita Pombo and Dorothy K. Leighton; Gerald W. Johnston, Steven G. Johnston and Sharon Lorenz; Deanna G. Mooney; Joseph M. Nelson, Jr.; Michael J. Perry and Katherine M. Perry; William D. Piech and Clare Thompson; Timothy J. Plaza and Darann P. Plaza; Betty L. Salomon; Joseph F. Schultz and Karin V. Schultz; Scott R. Thomas and Brandi L. Thomas; John David Weitzel and Nancy Anne Weitzel; and does 1 through 30 inclusive.

**COMPLAINT:** Complaint for Damages for: (1) Quantum Meruit; (2) Maintenance of Right of Way Easement; (3) Common Counts-Account Stated; (4) Common Counts-Open Account. (This is the complaint filed against the property owners who have delinquent assessments.)

**DISPOSITION:** Delinquent homeowners are currently being served papers.

## **OLD BUSINESS:**

There will be a Town Hall meeting on April 27 at 10:00 AM to discuss the forming of the two corporations. The meeting will review the corporate structure (i.e. Articles of Incorporation, By-Laws and general governance of the park.) All property owners are encouraged to attend. There was discussion with the AD HOC members present with regards to getting more complete information on financial obligations, by-laws, operating responsibilities. Proposed bi-laws will be shared with the Ad Hoc Committee the beginning of next week. The Directors for the new corporations will be appointed by the lawyer, Mr. Trujillo.

## **NEW BUSINESS:**

A motion for a resolution was made by Director Adams and seconded by Director Barrett for the Odd Fellows Sierra Recreation Association to initiate a freeze on new shareholders until all the changes can be addressed with the new structure. Motion carried.

A motion for a resolution was made by Director Hawke and seconded by Director Peter to give Mr. Trujillo a list of 6 people to be appointed to the new Water Board and the Services Board. The following people recommended are mostly from the AD HOC committee: Mike Lechner, Chris Kiriakou, Wanda Lenhardt, Heidi Ordwein, Bill Ordwein, Ray Coyle. Motion carried. When the Articles of Incorporation are filed we would like the new boards to be appointed so there can be a smooth transition.

The proposed bi-laws are mostly corporate law. There will be at least 5 but no more than 9 members on the new boards. All board members terms are for 1 year, not staggered. Assessments will be with majority vote of the shareholders (all property owners).

Homeowners who use the Dog Park are reminded to pick up after your pet. There generally are dog bags but you are encouraged to bring your own. Owners are to stay with their pet if they are using the dog park and not leave them unattended.

**THE NEXT REGULAR OFSRA BOARD MEETING WILL BE MAY 18, 2013.**

President Wallis adjourned the meeting at 10:34 AM.

Sue Reynolds, acting secretary

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

<u>REVENUE</u>	NINE MONTHS ENDED 03/31/13	2012-2013 BUDGET	VARIANCE	% OF BUDGET EXPENDED*
MAINTENANCE INCOME	\$ 343,239	\$ 372,736	\$ (29,497)	92.09%
PROPERTY RENTAL(CARETAKER'S CABIN)	5,588	6,900	(1,312)	80.99%
GATE INCOME	5,045			
RECREATION INCOME	817	-	817	
FISH DONATIONS	1,865			
TRANSFER FEES	400			
INTEREST INCOME	150	-	150	
TIMBER INTEREST	10	-	10	
UNREALIZED GAIN/(LOSS) ON INVESTMENTS	2	-	2	
MISCELLANEOUS	33,020		33,020	
<b>TOTAL REVENUE</b>	<b>390,136</b>	<b>379,636</b>	<b>3,190</b>	
 <u>OPERATING EXPENSES</u>				
ACCOUNTING SERVICE	19,468	18,000	1,468	108.16%
BANK CHARGES	298	50	248	596.00%
CAMP CEDARBROOK LAND	* 53,074		53,074	
CREDIT CARD FEES	1,381		1,381	
CONTIGENCY		3,100	(3,100)	0.00%
EMPLOYEE BENEFITS/HEALTH INS REIM	9,248	12,000	(2,752)	77.07%
EQUIPMENT RENTAL	1,055		1,055	
EQUIPMENT RESERVES		2,000	(2,000)	0.00%
FISH DERBY	2,397	2,800	(403)	85.61%
FRANCHISE TAX	800	800	-	100.00%
FUEL	3,278	9,000	(5,722)	36.42%
GARBAGE	10,298	14,000	(3,702)	73.56%
GATE EXPENSE	2,420	3,873	(1,453)	62.48%
HEALTH AND SAFETY	2,337	4,000	(1,663)	58.43%
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	8,898	15,000	(6,102)	59.32%
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	3,585		3,585	
MAINTENANCE COMMON AREA	5,000		5,000	
MAINTENANCE GENERAL	10,859	25,000	(14,141)	43.44%
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	55,088	70,000	(14,912)	78.70%
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	1,571	1,000	571	157.10%
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	4,977	7,000	(2,023)	71.10%
TAXES - PROPERTY	3,340	3,300	40	101.21%
TAXES - PROPERTY CEDARBROOK	* 3,539	3,800	(261)	93.13%
TAXES AND LICENSE	405	1,500	(1,095)	27.00%
TELEPHONE	1,631	1,200	431	135.92%
TIMBER EXPENSE	**		-	
UTILITIES	11,710	14,000	(2,290)	83.64%

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

	NINE MONTHS ENDED <u>03/31/13</u>	2012-2013 BUDGET	<u>VARIANCE</u>	% OF BUDGET <u>EXPENDED*</u>
UTILITIES - CEDERBROOK	*		-	
WATER RESERVES		3,113	(3,113)	0.00%
WATER TESTING	<u>4,394</u>	<u>8,000</u>	<u>(3,606)</u>	54.93%
<b>TOTAL EXPENSES BEFORE DEPRECIATION</b>	456,229	379,636	56,861	
DEPRECIATION	<u>27,610</u>			
<b>TOTAL EXPENSES</b>	<u>483,839</u>			
NET INCOME FROM OPERATIONS	<u>(93,703)</u>			
ADD BACK CEDARBROOK EXPENSES	*	95,191		
ADD BACK TIMBER EXPENSES	**			
<b>TOTAL INCOME FOR RESERVE FUNDS</b>	<u>\$ 1,488</u>			

BANK ACCOUNT BALANCES

GENERAL ACCT	\$8,627
MONEY MARKET	35,167
TIMBER RESERVE	306,509
ROAD RESERVE	901
EQUIPMENT RESERVE	962
WATER RESERVE	1,027
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

## **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**