



# SIERRA RECREATION ASSOCIATION

ODD FELLOWS —LONG BARN, CALIFORNIA, USA

JANUARY 2009

## 2008-2009

### ◀ Directors ▶

- President > Jesse Worsham
- Vice Pres. > Jeanne Knapp
- Secretary > Andrea Miller
- Treasurer > Paul Emery
- Gate > Charles Varvayanis
- Safety > Mike Rainwater
- Recreation > Sue Collie
- Water > Charles Varvayanis
- Timber > Charles Varvayanis
- Timber > Jesse Worsham
- Roads > Jesse Worsham
- Equipment > Alan Orth
- Buildings > Mike Ford
- Member > Mike Rainwater



### ◀ Rebekah's Corner ▶

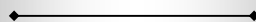
9 of the 24 Dogwood Rebekahs reported 2803 hours of volunteer service to the community for 2008. Monetary value of these hours is \$54,686.53.

Monthly Rebekah business meetings have been changed to the 3<sup>rd</sup> Thursday at 10:A.M. in the O.F.S.R.A. board room.



### ◀ Coming Events ▶

> Nothing to report at this time—we'll keep you posted!



The Compiled Financial Statement for the Association for the just ended fiscal year may be reviewed on the Park's web site, [www.varvayanis.com/sp](http://www.varvayanis.com/sp).



The 2007 Water System Consumer Confidence Report is now available on the website at [www.varvayanis.com/sp/water.htm](http://www.varvayanis.com/sp/water.htm). If you do not have access to the web and would like a copy mailed to you, please contact us.



### Park Information

- > Phone: (209) 586-3098
- > Email: [sierrapark@sierrapark.org](mailto:sierrapark@sierrapark.org)
- > Website: [www.varvayanis.com/sp](http://www.varvayanis.com/sp)

## Notes From The Board

### PARKING ON THE ROADS



As chronicled in the "Roads" section of the minutes, the instance of homeowners and their guests parking on the roads has risen dramatically. This causes significant problems for Park maintenance and safety and increases the cost of snow removal as well. The Board has, therefore, instituted a program to immediately tow all cars improperly parked on the roads in our park.

To avoid the costs of reclaiming a towed car, all homeowners and their guests and renters should be reminded that when a driveway is blocked by snow the proper procedure is to unload the car and proceed immediately to the parking areas in the Lake area until you have time to clear the driveway, at which time the car may be retrieved and parked properly.

### DISHWASHER AUCTION

As noted in the Buildings section of the minutes, we have a brand new dishwasher that did not fit the needs either of the caretaker's home or the Lodge. The dishwasher is a black Maytag/Amana Whirlpool, model # ADB1500AWB, and is now offered to the highest bidder for a minimum bid of \$100. To take advantage of this opportunity, place your bids to [sierrapark@sierrapark.org](mailto:sierrapark@sierrapark.org) before February 15.



### FAREWELL TO AN OLD FRIEND



A longtime park resident, Leslie Valentine, has passed on. Leslie was 86. He, together with his wife Mary Jane, has resided in the Park since 1987. Leslie was always an active participant in Park activities and was generous with his skills and time in service of the Homeowners Association. He will be missed by all.

For additional details go to: <http://www.varvayanis.com/sp/obituaries.htm>.

\*\*\* For those of you who would like to receive your Newsletters more promptly and directly, and to save the money we are now spending on reproduction and postage, please provide an e-mail address to the Sierra Park email address listed to the left. Remember, every Newsletter that we have to mail costs the Association \$.42 in postage and between \$22 and \$36 in reproduction costs, depending on how many pages the newsletter is. With over 250 lot owners who do not receive it by e-mail we spend between \$125 and \$140 each month to be sure you are kept informed—that's over \$1,600 per year!. Your help in reducing this cost would be greatly appreciated.

# BOARD MINUTES FOR JANUARY 17, 2009

## Odd Fellows Sierra Homeowners' Association ~ Board of Director's Meeting Minutes

The meeting was called to order at 8:28 am by President Jesse Worsham. The invocation was delivered by Alan Orth. All Members were present except Mike Rainwater who had an excused absence. Motion by Mrs. Collie and seconded by Mr. Emery to approve the minutes from the December Board Meeting. Passed unanimously.

**Homeowners Present:** James and Wanda Lenhardt; Dave McMillen

**Correspondence:** Email previously received from a homeowner and responded to by Mr. Varvayanis was reviewed and email handling procedures discussed. Henceforth all emails will be reviewed by Mr. Worsham and he will forward any requiring response to the Director in charge of the activity to which the email is addressed. All responses will be circulated to the entire Board.

Mr. Varvayanis will arrange for a "bounce back" on our email whereby the sender will be informed that a response, if appropriate, will be forthcoming no later than after the next Board meeting.

### **Committee Reports:**

**Water** — Charles Varvayanis: Water consumption for last month was 675,000 gallons, which continues the pattern of atypically low usage.

There was a water break on Esther that turned out to be inside the home and it took some time to locate the problem and turn off the system. We will bill the homeowner for the service per Section III.B.1 of the Park Rules and Regulations.

**Roads** — Jesse Worsham: The new drainage structures on Joseph are working well and the marking of problem areas and plow limits are proceeding.

There was a significant problem with cars parked on the roads during the last month. We will begin towing *all* cars improperly parked. This is both a safety and a financial issue. The safety element arises because cars parked on the streets cannot be plowed around leaving large areas of unclear roads that may prevent movement of emergency vehicles or exit from the Park should an emergency arise. The financial element arises because obstacles in the road extends the time it takes to accomplish plowing and we incur significant overtime wage costs. Towing will be our practice from the onset of the snow season until Spring.

We are also considering the levying of fines for improper parking. All ideas for how to handle this serious financial and safety issue will be welcomed.

**Buildings** — Mike Ford: It has become apparent that the dishwasher cannot be installed in the Lodge. We are therefore offering this appliance to the highest bidder with a minimum bid of \$100. In the event of a tie bidding the right to purchase will be awarded by random draw. Bids should be emailed to the web site at [sierrapark@sierrapark.org](mailto:sierrapark@sierrapark.org) no later than February 15, 2009.

**Timber** — Charles Varvayanis: (See discussion of Williamson Act in guest section, supra.)

Will Dorrell has located a 100% grant of up to \$60,000 available to non-profit associations for forest care and fire protection, but it would likely be delayed due to the temporary hold on grant payments. To apply for this grant we will have to go through the Sierra Park Homeowners' Association, which is a non-profit, and delegate the funds to the Sierra Park Recreational Association, which is a for profit corporation. We can also collect an additional cost grant for effecting the purposes of the grant.

Mr. Varvayanis will check on the availability of a grant from the Highway 208 Committee discussed in the December Newsletter for purposes of homeowner lot clean-up in the Spring before the next Board Meeting.

**Recreation** — Sue Collie: We continue to get reports that the Christmas Dinner was enjoyed by all who attended. This was perhaps the best turn-out we have ever had for this event. The Board remains committed to increasing the number of opportunities for our homeowners to gather together to share a meal and get to know their fellow members better.

**Health & Safety** — Mike Rainwater: See Parking discussion in Roads section, supra.

**Equipment** — Al Orth: The new equipment is in the Park. Mr. Orth located a better grader than the one we had initially contemplated purchasing and acquired it at a lesser price as well. This is a CalTrans vehicle that was scheduled for sale next year, but our used equipment dealer managed to talk CalTrans into selling it this year. We are now in the process of acquiring the necessary accessories, such as chains, and will have the equipment mechanically assessed to determine whether any additional expense is involved in making it as reliable as possible. All work on the purchase of accessories and assessment should be com-

# BOARD MINUTES FOR JANUARY 17, 2009

pleted no later than March 1, 2009.

Many, many thanks to Dave McMillen who negotiated a very favorable price for us.

In addition we have obtained a new sander for the truck at a cost of \$1,700 plus freight.

**Finance** — Paul Emery: Income: \$255.00; expenses \$46,503.44. Motion to approve expenses by Mrs. Collie and seconded by Mr. Orth passed unanimously.

There was a discussion regarding the high cost of propane for last month. This is apparently the result of Lodge users failing to turn the thermostat down when they depart the building. A lock box will be installed on the Lodge thermostat to insure that access is limited and we can determine who, if anyone, fails to make the proper thermostat adjustments.

Mr. Emery sent out nine (9) water shut-off notices for failure to pay annual assessments. Four (4) additional notices will go out in the next 30 days. In addition, liens will be placed on all lots whose owners have failed to pay assessments.

Last month we discussed the issue of permitting advertising by publication of business cards in the Newsletter as a means of covering the expenses of publishing and mailing it to our homeowners. The vote on the motion to do so which had been tabled was 4 to 3 against with one abstention. The no voters expressed their desire that the Newsletter should remain a pristine document. There was also some concern regarding the nature of the ads placed, i.e., whether the Board should exercise discretion to refuse to publish some ads. We would welcome homeowner comments on the potential for this activity in the future.

**Gate** — Charles Varvayanis: One rear view camera has been installed to allow us to record cars improperly removing wood, etc., from the Park. The remaining camera will be in place before the end of February.

**Old Business:** 1) Late Assessment Notices. See Finance Section, supra. We had an inquiry regarding whether it would be permissible to pay assessments that were delinquent under an incremental payment plan. Certainly incremental payments are welcomed up to the period of delinquency, but not once payment is overdue.

2) Williamson Act follow-up. Mr. and Mrs. Lenhardt attended the County hearing regarding the Park's Williamson Act status and were surprised it had been delayed for 30 days. Mr. Varvayanis explained that he had not received notice of the hearing until a couple of days before it was scheduled and that he requested the delay on the ground that our forester was investigating how we should proceed in terms of electing to remain in the program and, if so, under which status – open space, agricultural, or recreational.

Mr. Lenhardt suggested that we consider marketing photographs or establishing a gardening activity to be able to remain in agricultural status which requires us to generate \$2,000 in annual income. Mr. Varvayanis explained we would have a problem meeting the new requirement for a specific percentage of the acreage under cultivation as we would have to use a significant portion of the meadow. He went on to note that, according to Mr. Dorrell, recreational status would require us to make the area available to the public and that the open space status might result in our being required to remove some of the Park's amenities such as the pond, breach, bridges, etc. On the other hand, to exit the Williamson Act would create a larger tax burden – up from \$37 to \$700 per year based on present assessed value and could go as high as or higher than \$1,200 over the next 10 years.

Mrs. Collie noted that a homeowner had mentioned that the classification of AE 40o might be appropriate and Mr. Worsham will ask Mr. Dorrell to look into that classification for applicability to Park land.

Mrs. Lenhardt mentioned the fact that at an earlier General Meeting there was a discussion regarding the desire of some homeowners to convert the meadow to a golf course. She was concerned that any action other than continuing Williamson Act status might risk such a potential change to the character of the property.

Our last option, which is also being considered by Mr. Dorrell, is to convert the Williamson Act acreage to forest land and to include its management in our timber management plan.

Mr. Varvayanis will request another 30 day extension before the County reviews the Park's status to permit Mr. Dorrell to complete his study and report discussed at the last Board meeting.

3) Corporate Attorney. The committee, comprised of Ms. Collie and Messrs. Varvayanis and Worsham, will meet with Hodge, Fenton and Jones next Tuesday in their Modesto Office. If their representation proposal is acceptable the committee has been given authority to contract for services. The first issue to be assigned to any attorney we hire is to evaluate our overlapping corporate structures to determine whether changes need to be made and, if so, what effect they would have on our operations

# BOARD MINUTES FOR JANUARY 17, 2009

**New Business:** Road Grader. (See Equipment discussion, *supra.*) Dave McMillen reported on a test run he and Mike Caropresso performed. He explained some of the performance issues that arose and described the continuing testing that will be done.

He recommends that we establish an emergency maintenance fund of between \$5,000 and \$10,000 to assure we can meet any repair or maintenance costs that may arise in the snow season.

Mr. McMillen also reported that he has tested Mike Caropresso's expertise with each piece of equipment and has certified him to be competent to operate all of it. No one other than Mr. Caropresso and Mr. McMillen should operate the equipment absent similar testing and certification.

Mr. McMillen rates the new equipment as excellent and with regular maintenance he opines that it will outlive all of the current Board members.

Meeting adjourned at 12:07 p.m. **Next meeting will be Saturday, February 21, 2009, at 8:30 a.m.**

Minutes humbly submitted, *Andi Miller*, Secretary ~ January 17, 2009.

## CHECKS DISBURSED FROM 12/22/08—1/23/09

Type	Date	Num	Name	Memo	Split	Amount
Check	12/22/2008	931	Blue Shield Of California		728 · Employee Benefits	-516.00
Paycheck	12/26/2008	932	Caropreso, Michael W.		payroll	-1,294.16
Paycheck	12/26/2008	933	Cloak, Robert B.		payroll	-91.55
Liability Check	12/26/2008	934	State- Farm Bank		185 · Payroll Deductions IRA	-50.00
Check	12/31/2008	935	Eric A. Carlson Accounting Corp.	13138	756 · Accounting Services	-1,242.18
Paycheck	01/09/2009	936	Caropreso, Michael W.		payroll	-2,108.34
Liability Check	01/09/2009	937	State- Farm Bank		185 · Payroll Deductions IRA	-50.00
Liability Check	01/12/2009	938	EDD	074-1658-9	payroll taxes	-109.62
Liability Check	01/12/2009	939	Oak Valley Bank	94-1181950	payroll taxes	-1,114.82
Check	01/20/2009	960	Worsham, Jesse R.		774 · Maintain Roads	-130.00
Check	01/20/2009	940	A & A Portables Inc.	418595	740 · Health & Safety	-75.58
Check	01/20/2009	941	A2B4U	4789	779 · Maintain Equip - Capital Expens	-500.00
Check	01/20/2009	942	Ambrosia's Chimney Sweep		772 · Maintain Buildings	-110.00
Check	01/20/2009	943	AquaLab	7640	794 · Water Testing & Fees	-360.00
Check	01/20/2009	944	AT&T		2 phones	-77.77
Check	01/20/2009	945	Carney, Rich		772 · Maintain Buildings	-78.00
Check	01/20/2009	946	Caropreso, Mike		745 · Employee Health Ins. Reimburse	-173.96
Check	01/20/2009	947	Paul Emery		766 · Office Supplies	-56.64
Check	01/20/2009	948	J. S. West	260951	792 · Utilities	-922.41
Check	01/20/2009	949	Mark Vann Trucking		774 · Maintain Roads	-129.03
Check	01/20/2009	950	National Hardware Supply	6219	203 · Equipment	-39,500.00
Check	01/20/2009	951	PG&E		792 · Utilities	-534.69
Check	01/20/2009	952	Twain Harte Lumber & Hardware	63098	770 · Recreation	-38.12
Check	01/20/2009	953	W.H. Breshears, Inc.	69875	735 · Fuel	-1,180.20
Check	01/20/2009	954	Waste Management of Cal Sierra Corp.		736 · Garbage	-897.38
Check	01/20/2009	955	West Coast Truck Equipment, Inc.		203 · Equipment	-1,745.65
Check	01/20/2009	956	Zaks	5000	773 · Maintain Equipment	-124.01
Check	01/20/2009	1059	Odd Fellows Sierra Recreation Assn.		133 · Oak Valley Community Bank M.M.	60,000.00
Check	01/20/2009	961	Blue Shield Of California		728 · Employee Benefits	-516.00
Paycheck	01/23/2009	957	Caropreso, Michael W.		payroll	-813.53
Paycheck	01/23/2009	958	Cloak, Robert B.		payroll	-91.25
Liability Check	01/23/2009	959	State- Farm Bank		185 · Payroll Deductions IRA	-50.00
					<b>Balance</b>	<b>5,319.11</b>