



SIERRA RECREATION ASSOCIATION

2009-2010
◀ Directors ▶

- President ➤ Jesse Worsham
- Vice Pres. ➤ Andrea Miller
- Secretary ➤ Vacant
- Treasurer ➤ Shaun Velayas
- Gate ➤ Jesse Worsham
- Safety ➤ Paul Emery
- Recreation ➤ TBD
- Water ➤ Board Committee
- Timber ➤ Board Committee
- Roads ➤ Board Committee
- Equipment ➤ Alan Orth
- Buildings ➤ Mike Ford
- Member ➤ Friedhelm Peter
- Member ➤ Charles Varvayanis



◀ Rebekah's Corner ▶

➤ Dogwood Rebekah Lodge now holds its business meetings on the 3rd Tuesday of each month.



The 2008 Water System Consumer Confidence Report is now available on the website at 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

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- www.varvayanis.com/sp

Odd Fellows —Long Barn, California, USA

December 2009

Notes From The Board

CHRISTMAS DINNER

The Christmas Dinner was again a great success. The children had a great time with Mr. and Mrs. Claus. Thank you so much Mr. and Mrs. Ford for playing your roles so beautifully. The food was wonderful. Thank you to all homeowners who contributed dinner. A special thank you to the Rebekahs for the great decorating job and to Jesse and Marianne Worsham for acquiring all of the basics for the dinner and organizing the crew that cooked and served it. Good job all!



GREAT DANGER—THIN ICE!!!

As a result of the dredging that was done on the Pond this summer, the pond bed is significantly deeper. Thus when the water supply was shut off to the Pond there remained a residual amount of water that will freeze this winter and perhaps be especially attractive to children.

Parents should not let children go to the pond area unattended. The ice will no support it as a play area and children could be seriously hurt or worse if they fall through the ice. Special signs and barriers will be installed but parents must exercise their authority and be vigilant with regard to this especial danger.

CORRECTION TO THE MINUTES IN THE LAST NEWSLETTER

Gloria Harvey graciously produced the minutes for the previous three Board meetings. Those minutes typically are edited before they are distributed via the Newsletter but this information was given to Ms. Harvey. Thus she has requested that homeowners be advised they did not (and do not ever) receive verbatim Board Minutes, and that the minutes they do receive have not been formally approved by the Board. We thank Ms. Harvey for her work and her time and sincerely apologize for any misunderstanding on this issue.



PARK RULES

We are again experiencing serious rules violations by homeowners who have repeatedly refused to obey the proscription of the use of ATVs within the Park and on Park property. For months there have been reports about the offenders. The Highway Patrol has been in the Park and advised them to cease their action. Several Board members have confronted them and directed them to cease and desist. They continue to violate the rules. The Board has considered fining the homeowner but feels this is insufficient to deal with the problem as the only effect to lien the property if the fine is not paid. They have decided to seek a court injunction against these behaviors in the 60 days.

*** For those of you who would like to receive your via e-mail, please provide an e-mail address to the Sierra Park email address listed to the left. We currently spend over \$1,450 per year to print and mail 220 newsletters. Your help in reducing this cost would be greatly appreciated.

*** Thank you to those already receiving the newsletter electronically! ***

BOARD MINUTES FOR DECEMBER 2009

Odd Fellows Sierra Homeowners' Association – Board of Directors' Meeting Minutes for December 19, 2009

The meeting was called to order at 8:50 a.m. by Shaun Velayas. All members were present except Jesse Worsham whose attendance was excused. Andrea Miller attended the Board meeting by telephone. Al Orth delivered the invocation.

Correspondence: The Dogwood Rebekah's asked the Board for homeowners' addresses so they can provide an emergency evacuation plan. The Board refused the request on privacy grounds, but the Rebekahs point out that Park documents say we are required to provide this type information within 10 days of demand. The Rebekahs also wish to know what plan is in effect to deal with violations of Park rules regarding the operation of off-road vehicles, and for an explanation of water service lost on December 14. What was the cause? Are the tanks being checked regularly?

Joseph M. Nelson, Jr. wrote regarding a water leak in his water box. The Park caretaker fixed the leak but removed valves he had installed in 1989. His work was inspected. When he entered his house he found that water had drained out and he was unable to use the upstairs toilet. Water from a broken line had leaked through the floor and the downstairs ceiling. Larry Vaughan and Steve Wallace inspected. Since the work was done the water quality has been terrible. Why did the "super siren" not go off?

Homeowners present: Fred Coleman, Larry Vaughan, and Gloria Harvey.

Paul reports he talked to the people who were using the off-roads when he was in the Park.

Fred Coleman reports that 3 months ago he had road stakes to be put in but they have not been installed. The parking pads at the bottom of Moses and Beersheba were put in to dump snow. What's happened now is people are going to see them and believe they are parking places. We need to place signage to show there is no parking on those pads.

Steve Wallace reports everything is there but they "just need someone to put them in." Mr. Coleman responds the he is tired of things not getting done and that the work needs to be assigned to Gordie. Gordie reports the task was assigned to him right before the snow but when it started to snow problems arose with the hammer to put them in and he had to get a new one. He now has one that is sufficient and can get the poles and the signage in quickly. He will put them in Monday. Mr. Velayas asks that he call if he cannot get them in by Wednesday.

Mr. Coleman asks if there is still deep water in the Lake, because if it ices over kids are going to try to get on the ice. We need to place danger signs on the Lake to keep kids off of it. Mr. Emery asks about pumping the rest of the water out. The problem is the drain is higher than where the water is now. We need to put out fluorescent signs that can be seen against the white of the snow. The Newsletter should warn about small children being allowed near the Lake unaccompanied by adults. Gordie suggests also putting tape around the area.

Linda Clarke asked Mr. Coleman to read a letter to the Board regarding people using off-road vehicles in the Park. Allowing people to continue breaking the rules in this way encourages others to ignore Park rules. There should perhaps be a special letter to Park homeowners. According to Mr. Coleman, these same homeowners at one point built their own road up to their cabin through the back country with a white Toyota. He went out in the middle of the night when he heard the white Toyota and they had turned around in his driveway. He would have hit them with a piece of wood if they'd gotten out of their truck. He has spoken to Jesse Worsham who had no solution. Mr. Coleman suggests we contact a lawyer to take action to stop the homeowner from behaving this way. Mr. Emery suggests a fine. Ms. Miller suggests an injunction be sought so that there are court sanctions and penalties imposed. A local lawyer familiar with the court system here should be used.

Gloria Harvey mentions that two other properties on Rebecca have been violated. Someone has moved boulders so these people can get their Toyota up there. Charles reports his property on Serra has had them driving through. Ms. Harvey reports that the road that has been blocked by these people is an alternate emergency evacuation route. Gordie will lock the gate, but there is discussion about having a locked gate that non-violating homeowners may wish to use during deer season, etc.

Action item: Declarations can be done by Paul Emery, and others. People with information for use in a court action are to call Ms. Miller and she will draft the declarations and the points and authorities at no cost and then contact Roger Brown, a local attorney, to handle a court appearance. Someone will make an attempt to get the report made by the Highway Patrol when they were called for assistance earlier this year.

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Ms. Harvey requested that in the future any changes in her draft minutes should be run by her before the minutes go out to homeowners. She also asks that she not be attributed as the author of minutes edited by other persons for use in the Newsletter.

Responses to Homeowner issues: With regard to providing homeowner addresses for distribution of the emergency evacuation procedures, the ByLaws not only permit it, but require that it be provided within 10 days. The Rebekahs would like to have the information on a disk. Charles questions whether we can provide addresses that were given to the Park Board which would differ from those found in public records that could be searched. Mr. Peter asks why it can't be added to the Newsletter. Decision was to refer the issue to Roger Brown and if he believes it is legal to provide the information, Shaun Velayas will provide the list to the Rebekahs.

As to the cause of the water problem: Gordie reports the lines have been chlorinated. When he checked the water levels after the snow, he read 16' in the tank but later discovered that the gauge had frozen. He didn't realize that because in the past if it stuck it did so at 15'. The chlorination activity is described by Bob Cloak, who indicates that they did a high level of chlorination which leveled out upon refilling and no one should notice any difference in water quality. Mr. Cloak explains how the gauges get stuck for various reasons during inclement weather. Mr. Emery asks if there's any way to eliminate the problem. We are in the process of automating the system which should solve the problem. The goal is to get rid of manual controls and Mr. Ford, whose employer is undertaking this transformation, is attempting to get instructions for the process. In the meantime, Gordie now understands the issue and will stay on top of it. The reformation is likely to be resolved before next Winter.

Question: Can homeowners inspect financial records? Yes, they can seek access to financial records at any time.

Bob Cloak reports that the Minutes of September 19 say that a water report must be made to a federal agency by October 1. Was that done? Mr. Varvayanis responds that he did not file such a report and doesn't know whether it was done by anyone else. Mr. Cloak was not informed that a report should have gone in. As far as he knows they do not report to the federal government at all. He also reports that he provided a consumer confidence report that was due to be given to the State on June 13 but that action was never taken. He was told by the agency that it had not been received and he refiled it. Mr. Varvayanis says he mailed it immediately upon receipt and the agency must have lost it.

Mr. Cloak agreed to do the water master job for nothing, but he wanted insurance. Roger Townsend was the President at the time and found that the insurance would cost a great deal. The solution was that Mr. Cloak would be paid \$100 per month and then be covered by Park liability insurance. When Mike Caropresso was terminated Mr. Cloak notified Jesse Worsham that he was no longer willing to do the job for less than \$500 a month after a 6 month period by which time any new caretaker could have taken the test and gotten a license and therefore be able to take over Mr. Cloak's position. He agreed to extend for a period – to November 1 – to give Gordie time to get up to speed and take the test. It turned out that the date of the test had been changed by the State and the Park missed the date so Gordie must now wait for the next test which will not be until March 2010. Gordie reports he has all the paperwork and has studied for the test and will take it.

Mr. Emery moved that we increase Bob Cloak's fee to \$500 per month until after Gordie gets his license. Mr. Varvayanis seconded the motion. Steve Wallace spoke with Gary Scarborough, who has a water license and had been one of our caretakers, and he quoted a price for off-site services at a reasonable price. Discussion about using that option as opposed to paying Mr. Cloak while awaiting the licensing of the caretaker. Discussion. Mr. Coleman believes \$500 per month is way too high to pay, and that we should use AquaLab services. Charles points out that AquaLab has no licensed person available at this point. Motion carried.

Discussion regarding a homeowner letter regarding damage regarding leakage from a water break. Charles reports that the board directed that all regulators be removed from any water box after a leak is discovered. Gordie knew some of those valves were privately installed. Steve instructed him to remove all of the valves. Gordie did not tell the homeowner what he had done, but the neighbor was there. The regulator and a note were left at the box, but a neighbor, who apparently has an ongoing feud with the homeowner, apparently removed the valves and the note and discarded them. The homeowner has asked that we pay the cost of repair – \$304.04. Mr. Emery moved that we reimburse the homeowner. Seconded by Mr. Wallace. Motion carried.

Mike Ford reports that park resident Joe has submitted a bill for work performed. He also points out that Joe is on the website as available for work for homeowners in the Park. A homeowner has complained to Mike that Joe was working in an area where small children were playing and he was uncomfortable with that. Mr. Ford was told Messrs. Worsham and Varvayanis had hired Joe to do the work for which he billed. Mr. Varvayanis says he didn't ask him to do any work, so it must have been Mr. Worsham who hired him. Joe removed discarded tires and tree-cutting debris. He billed 2 hours for trips to discard tires and 6 hours for debris removal. No one is able to verify the hours spent on debris removal but Gordie saw him clearing the debris which he thought was being done to collect firewood. Mr. Vela-

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yas makes a motion that his name be removed from the website and that he not be hired to do work in the park. Seconded by Mr. Ford. Charles says he will not remove his name from the website because it is his independent web site. The website has Sierra Park's logo on it.

Shaun Velayas points out that there is a website called Square Space and that we can create our own website, which will cost \$20 to \$30 per month, and can be managed by anyone that is given a code. Any Board member can add material to the web site. Motion to set up our own website by Mr. Velayas is seconded by Steve Wallace. Motion carried. Mr. Velayas will set it up.

Mr. Varvayanis will put a link to the newweb site on his website. He recommends we continue to use SierraPark.org as the URL. Newsletters will be published to the website once it is up. The Board thanks Mr. Varvayanis for the fine work he has done to date.

Mr. Coleman raises the issue that the caretaker should not do any work for individual homeowners as it impinges on the work that has to be done for the Park. It is made clear that Park policy is the caretaker does no work for individual homeowners and Gordie is aware of that.

Minutes to date are approved except that a note is to be made that the minutes were edited before publication. Unofficial minutes are printed in the Newsletters each month.

Ms. Miller reports on telephone calls she has received regarding what are perceived to be efforts to thwart successful training of the caretaker. She opines that efforts to train Gordie have not proceeded properly, that he is subject to conflicting instructions from too many individual board members, and that this has to be stopped. Larry Vaughan describes the difficulties encountered in plowing the snow and the amount of hours both he and Gordie put in during the last storm. He also informs the Board that he trained Gordie on how to plow and he was performing according to those instructions.

Ms. Miller moves that Friedhelm Peter become Gordie's supervisor in place of Mr. Worsham, who is unable to be present in the Park for long periods of time. Mr. Peter will be the only person to give Gordie instructions and he will act as liaison between Gordie and Boardmembers with special knowledge. He will also work with Gordie and Boardmembers to devise a workable job description and to acquaint Gordie with the full scope of his obligations. Motion seconded by Mr. Varvayanis. After discussion of the proposition the motion passes.

Water: *Gordie and Charles Varvayanis* – There were 4 breaks within homes – one in the wall and 3 under the homes. We need to caution homeowners about winterizing again. A gasket blew out in Well 6 and sprayed water over the entire area. Some water got into the electrical panel but Gordie dried it out before any damage was done. He also replaced the pipe heater and it now has a signal light. He reinsulated the site after removing all wet insulation. There is still a small drip underneath but it will stop on its own. Well 5 has been the primary well in the last few months but Well 6 will be reestablished as the primary well because it produces better. Water use for the last month was 663,500 gal.

Roads: *Steve Wallace* – Mr. Coleman raises an issue of a driveway installed on property located on Wheeler Rd. that impinges on Park property, and which was not cleared either by the Board or the County. Mike Ford says the homeowner was red tagged at some point and the County was involved and is likely to take action when it does its final inspection. A Board Resolution regarding driveway construction is read into the record by Mr. Varvayanis. All new construction of driveways must be approved by the Board and a County permit acquired before any such work can be done. This has been in the Rules and Regulations for years.

Gordie talked to the homeowner in question. The homeowner said he had received approval for his action by Mr. Worsham. This should have been a Board issue but was never brought to the Board. Mr. Wallace will contact the County for a code inspection of the offending driveway.

Buildings: *Mike Ford* – \$29,755.34 has been expended on the Caretaker's cabin. We have problems on Well 6 and Mr. Ford has to inspect it to determine if more work is required. Gordie believes it is fine at this point based on the work he has done. *Question:* Who is paying the propane bill for the cabin? Until the house can be released for occupancy the Board is paying it. *Question:* Should Gordie be paying full rent since he is unable to use any of the upstairs of the cabin? Reserved for New Business discussion.

Equipment: *Al Orth* – We have had professional help in maintenance pursuant to agreements at the last general meeting. Mr. Orth opines that the new plow blade should not be installed and used until training of Gordie is complete. Gordie should be fully trained with the smaller blade, and then learn to use the larger blade to avoid any problems during this snow season. Gordie feels that he can operate it with the larger blade. Discussion leads to the conclusion that because the storm season is on, and the equipment would have to be

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transported down to the Valley to get the new blade installed and thus will be unavailable to us for a number of days, this could leave us without a means of plowing should we get another storm. Thus the decision is made that if a window of time turns up that will permit the movement of the plow and the down time, we will act to install the new blade at that time.

Mr. Wallace has two quotes of \$3,800 and one for \$2,500 to repair the truck. The damage is cosmetic but alignment is also out. The equipment budget is exhausted. We need to check the deductible on the insurance. There does not appear to be a performance problem. If the deductible is not too overwhelming we will turn in a claim, otherwise we will wait for the new budget year to have the repairs made

Timber: *Charles Varvayanis* – No activity.

Health & Safety: *Paul Emery* – The signage issue needs to be dealt with as discussed in the public session. Mr. Ford will get signs with a fluorescent background and black print stating “Danger: Thin Ice – Keep Off”, and will have them here by the next meeting. The signs will be approximately the same size as the existing sign. We will also put up barricades to impede access to the pond.

Recreation: General discussion – the Christmas Party went well and pictures are on the website. Many thanks to the Rebekahs for the decorating and to Jesse and Marianne Worsham for collecting all of the things necessary to the dinner. Mr. and Mrs. Santa Claus did a great job. Mr. Ford reports that one little kid who got a present came back later to hug Santa and to tell him that he had been missed and the kid had waited all year to see him and was so glad he was there for the Christmas Party.

Finance: Sean Velayas – There were bills for \$16,703.81 this month. Motion to approve payment of the bills by Mr. Emery and seconded by Mr. Ford. Motion carried.

Gate: Steve Wallace – Mr. Wallace saw to completion of all of the work on the project.

NEW BUSINESS: Should the caretaker be reimbursed for ½ the rent he has been paying? Only 20% of the building is available to Gordie. He can only use the living room and kitchen areas. It's a condition of employment that he live on the property. Mr. Emery opines that there should be a rent reduction given the limited access Gordie has to the house. Mr. Varvayanis proposes that the rent be reduced by ½ and the caretaker pay the utility bill. The propane bill for this month was \$440. This bill may include the heating for the Lodge. We need to find out how this is divided but for this month the Board will pay that bill.

Ms. Miller will send a form rental agreement to the entire Board on Monday.

Floor coverings will be put into the bedroom as soon as possible so Gordie can set up his bed.

Motion by Mr. Varvayanis to reimburse Gordie ½ of the rent he has paid from June 1 through October 31. The amount of reimbursement will be \$1,435.00 to be paid out of the general budget which will be discharged through a reduction in the rent from this point on for a period of 5 months. Seconded by Mr. Peter. Motion carried.

Meeting adjourned at 12:12 p.m.

Unofficial minutes respectfully submitted by *Andrea Miller*.

The next Board meeting will be held on January 16, 2009 at 8:30 a.m.

*** Please note: we will publish November and December financial information in the January newsletter.