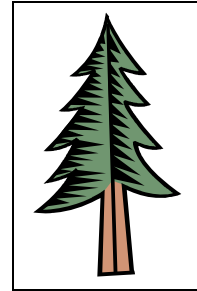


SIERRA PARK NEWSLETTER

P.O. Box 116 Long Barn, CA 95335

March 19, 2011



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Telephone: 209-586-3098

2010 - 2011

Directors

President - Gloria Harvey
Vice-President - Friedhelm Peter
Secretary - Mike Rainwater
Treasurer - Shaun Velayas
Buildings - Dick Barrett
Equipment - Friedhelm Peter
Gate - Charles Varvayanis
Recreation -
Roads - Paul Emery
Health & Safety -
Timber - Charles Varvayanis
Water - Ron Hawke

Rebekah's Corner

Dogwood Rebekah Lodge #200
meets the 3rd Tuesday of each
month in the Lodge Board room.

Snow Removal Reminder

Remember: No parking is
allowed on the roadways during
snow removal. Vehicles will be
towed at owners' expense.

Woodcutting

Wood cutting at the old
campground continues until
further notice from the Board.

Lost & Found

Found in the lake parking lot
was a key ring with two car keys.
Contact the park if you lost a set
of keys.

President's Message

Dear Homeowners,

At today's Board meeting, I responded to the many concerns expressed in the letters that had been mailed to you by the "Voices" group. The answers are included in this newsletter. If you continue to have questions regarding these issues, I encourage you to come to a board meeting or to call me at 209-586-3098.

I am delighted that Mike Ford has consented to organize the fishing derby this year. Helpers and donations will be needed for this event. Jesse Worsham has volunteered to prepare the food for the picnic and awards program that follows the fishing. This is one of the most anticipated events of the year for the park, due to the efforts of these two men. Thank you, gentlemen.

Although tomorrow is the first day of spring on the calendar, winter is still strong in the mountains. It is important that you continue to winterize your cabins.

Members of Rebekah Dogwood Lodge #200, continue their efforts to improve the facilities in the park. They cleaned and organized the kitchen at the lodge. They will have the apple orchard pruned to improve the health of the trees and they plan to purchase new tables with the proceeds of the bake sale at the annual meeting. This event is their only fundraiser.

Thank you, Rebekah Dogwood Lodge #200.

Sincerely,
Gloria Harvey

Fishing Derby: The annual fishing derby is Saturday June 18th, mark your calendar. Mike Ford and Jesse Worsham have agreed to organize the annual fishing derby. Karen Schultz will take care of the donations for the picnic raffle. Like to help? Contact President Harvey.

Winter Wonderland and Damages

The Park has experienced a winter wonderland with over four feet of snow in the past seventy-two hours. The experience of this storm is one of beauty and heartbreak. The beauty is the snow, but the heartbreak is the damage that this snow has done to both the park equipment and the residences within the park. The Park has been without power for over five days and still counting. There have been an extraordinary number of trees that have fallen and damaged many of the dwellings within the Park. The Park has attempted to locate as many of the homes damaged by the storm and contact the owners. Unfortunately, some of the owners did not update their contact information or never gave the Park any other information other than a mailing address. The Park suggests that the first opportunity you have to visit your cabin; you do so and make sure it has not experienced any damage from this storm. Please understand that the Directors have done everything possible to locate damaged cabins and notify the homeowners as soon as possible.

Annual Bake Sale and Raffle

The Rebekahs are going to hold their Annual Bake Sale and Raffle on Sunday, the 29th of May at the Odd Fellows Lodge Recreation Hall during and after the Homeowners and Recreation Association's Annual meeting. This is Rebekahs primary way of raising funds to defray expenses of beautifying and facilitating better enjoyment of our beautiful park. Please bring lots of cash and support the Rebekahs with their efforts. Thank you.
Nancy Hawke, Noble Grand Dogwood Rebekah Lodge #200

Homeowners and Recreation Association Annual Meeting

The Annual meeting will be held on Sunday, May 29th. This is a reminder for all Odd Fellows and Rebekahs that you must have a current membership card showing that you have paid your dues for 2011. You must present this card in order to receive your ballots for the election of the Board of Directors. If you are bringing proxies, please be sure you have a copy of the 2011 membership card attached to the proxy. Thank you.

ODD FELLOWS SIERRA RECREATIONAL ASSOCIATION BOARD OF DIRECTORS MEETING

MARCH 19TH 2011

INTERIM MINUTES

The meeting was called to order at 8:30A.M. by President Harvey. Board members present: Emery, Barrett, Harvey, Peter, Hawke, Rainwater, Velayas, and Varvayanis.

Invocation: Given by Gloria Harvey.

Homeowners & Others Present: Fred Coleman, Karin Schultz, Steve Wallace, Mike Ford, Larry Vaughn, Patty Varvayanis, Jesse Worsham, Bob Cloak, and Sue Reynolds.

Fred Coleman presented a letter requesting that questions and concerns from the visiting homeowners be printed in the March newsletter and the Board's response to these concerns. 1st concern presented in the letter was "outside repairs," why wasn't the caretaker required to do repair jobs that had been listed as his duties? 2nd concern: "bids": did the Board get written bids from numerous mechanics before selecting Sierra Village Chevron? 3rd concern: "liability insurance": does Sierra Village Chevron have liability insurance? 4th concern: "utilities": why has the Board failed to bill & collect from the caretaker what he owes the Park? And 5th concern: "funds": why has the \$50,000 payment to the timber fund not been paid?

Karen Schultz asked why the old fire truck had been sold to Mike Caripresso for one dollar.

Steve Wallace presented a letter requesting to copy the bills for the month of March.

Mike Ford was present to discuss the fishing derby.

Larry Vaughn asked that Michael Rainwater resign from the Board of Directors immediately.

Jesse Worsham was present to discuss the fishing derby.

Bob Cloak and Sue Reynolds were present just to observe.

Correspondence: President Harvey read the following: March 19, 2011

To: Voices

I did not respond to your letter of Feb 14, because it was not addressed to the board. It went out to the membership and did not ask for information but rather made allegations of mismanagement. I did encourage homeowners to come to a board meeting, as you did in your letter, to observe the board in action and to judge if our actions were appropriate.

"...our sitting Board of Directors (BOD) appears to have strayed from our traditional history of management and fiscal style...The Operation and management model of the park was changed."

I'm not sure what action this refers to, but my goal has been to follow the bylaws of the two associations and conduct meetings using Robert's Rules of Order. The tentative agenda is sent via email 5-7 days before the meeting to inform BOD members of the topics that will be discussed. Including as much information as possible about the items; BOD directors come to the meetings prepared to do business.

Is the caretaker paying his propane and electric bills?

February 19, 2011, Director Varvayanis asked at the board meeting if the caretaker was paying his electric and propane bills. I responded yes, but feeling it inappropriate to discuss the caretaker's finances in open session, I addressed it in closed session as a personnel matter.

The caretaker is paying his current bills directly and those in arrears are being paid through payroll deductions. Apparently Director Varvayanis did not feel it important to tell the other members of "voices".

The past Board had no idea that the caretaker was obligated to some extreme past obligations that left the present board in a very difficult and sensitive position.

I will acknowledge that the payment of \$500, for heating, when the caretaker was in arrears in propane payments, may not have been the best application of these funds. It was discussed and Director Varvayanis was present. It was decided not to give the extra amount as a Christmas bonus and set a precedent for bonus payments. Therefore it was a one time "heating allowance". However, he WILL PAY TAXES ON THE FUNDS; they are considered part of his wages.

Why did the caretaker move into the caretaker's cabin May 28, and not pay rent until the middle of July?

In May 2010, the past Board's members negotiated the wages and compensation package with the newly hired caretaker. The terms were written on the white board and not transcribed to paper. When I asked about documents that would have stated the terms of employment, they were not available. Director Varvayanis had taken a picture of the white board that he provided to me. I transcribed the information into a document. This document states hourly pay, medical benefits, vacation, sick days and paid holidays. The document is part of the caretaker's personnel file.

Director Wallace and Varvayanis told me the caretaker was never told he was to relocate to the caretaker's cabin.

The caretaker said he was told by President Worsham to get into the caretaker's cabin "as soon as he could". The caretaker took the message literally and moved to the caretaker's cabin the end of May. Mark had keys to the caretaker's cabin. Who gave them to him?

I left a message for Jesse Worsham and asked him to call me to clarify the issue. I did not receive a call back.

The caretaker could not pay rent at two residences, but said he could start paying rent beginning the second pay period of July. A rental contract dated July 9, 2011, was signed and the cleaning deposit has been paid. His pay has been deducted 1-twenty-sixth of his annual rent each pay period since. The current board had to create a rental agreement that should have been completed before the caretaker moved in May.

This confusion would have been avoided if a rental agreement had been signed specifying the terms of renting the unit and a move in date agreeable to both parties.

This was consistent with the management style of the previous board. Director Ford requested a rental agreement for Caretaker Godbey at each monthly BOD meeting. In the year he resided in the caretaker's cabin, a rental agreement was never signed.

All of these issues should have been addressed at the time of employment.

Current economic times have placed strains on many families. When the caretaker was hired, he had been laid off from his second job and had been on unemployment seven months. The caretaker is determined to meet his financial obligations. I worked with him to make that possible.

The BOD set a bad example...

On January 29; the road to the pine needle dump was muddy and difficult to access. The caretaker's family had raked pine needles on the caretaker's lot. He asked his supervisor if he could burn the needles on site. He had confirmed that it was a burn day, he followed all the requirements outlined by the forest service and he was given permission by Director Peter to burn the needles.

This decision may not have been the best decision, since the Directors have encouraged homeowners to use the pine needle dump rather than burn on site. The concern has been that these fires are not always monitored and can easily get out of control. This is particularly a problem in the summer when fire dangers are high.

Director Varvayanis noticed the smoke and rushed out to the street and took pictures of the fire, the caretaker and his children. The caretaker requested Varvayanis not to take pictures and to contact Director Peter who had given him permission to burn. Varvayanis did not leave but continued to take pictures and advanced upon the caretaker's property without permission. Again he was asked to leave and he refused. The sheriff was called.

This situation could have been avoided if Director Varvayanis had called Director Peter and explained his concern that he felt that burning pine needles sent a conflicting message to homeowners, the action would have been stopped. Or Director Varvayanis could have brought the issue to the next Board meeting and a discussion could have addressed the issue and clarified the board's position.

In my opinion, Director Varvayanis set a bad example.

The BOD obstructed access and inspection rights to books, records, and documents.

In January, Director Varvayanis asked me for the tax returns so he could scan them to his web site. I stated that I did not have them; I thought I had given them to the treasurer. The treasurer was not sure he had them. Varvayanis wanted to get duplicates from the accountants. I was leaving town for a week. As I thought about it, I decided we should make an effort to locate the documents rather than pay for duplicates. I asked the accountant not to provide them, and informed Varvayanis that I would look for them when I returned from my trip. If they were not located we would request duplicates. He was delayed one week, in getting the documents. I apologize for any inconvenience the delay may have caused him.

I have since been advised by legal counsel that these documents should not be posted to the web site without being released by Board action.

In a break with tradition the BOD failed to give notice that there was a vacancy on the board.

There is no requirement in the bylaws to advertise a vacancy on the board. When Andrea Miller resigned last year the position was not advertised. I was asked if I wanted to fill the position, when I declined, Fred Coleman volunteered to serve and was appointed to the position.

When Director Clark submitted her letter of resignation from the secretary position, I knew it would be difficult for another director to assume the extra duties of secretary and print the newsletter. Clark volunteered to continue until a replacement could be found. I knew that this would be an additional burden to her due to other pressing family commitments. I contacted Mike Rainwater and asked if he would consider filling the position because he was familiar with these duties. I notified other BOD members of the resignation and asked if they knew of others who might be interested in serving. No other names were submitted.

If others are interested in serving, there will be three positions to fill on the OFSRA Board at the next annual meeting. A second board will be established for the OFSHA and will require an additional 9 directors. So I hope all those who are interested in serving will submit their names and serve.

A statement regarding the difference between the dollar amounts reported as the bills paid in that month at the BOD meeting and the actual bills paid.

This number has traditionally varied. There are bills that the association is committed to pay that do not have to be approved at the monthly meetings. These include but are not limited to: taxes, wages and accounting fees.

Sometimes a vendor will submit a bill after the monthly meeting and request payment. Contractors want to be paid when the work is completed. Some bills require payment to avoid penalty or cancellation of services. When these bills are submitted for payment, they require five (5) directors to approve before they are submitted to the accountant for payment.

Regarding the issue of Nelson's resignation letter it has always been the practice of the Board of Directors to never publish a letter of resignation in the minutes or in the newsletter. In addition, this letter contained statements made about a Board of Director, Mr. Varvayanis, which were derogatory and could be misinterpreted if presented out of context.

Regarding the budget concerns, yes we are over budget. If we transfer any funds now, we will not have any operating funds. However, we have not spent funds recklessly. There were several issues that had to be paid which were not budgeted but were obligations: 1) \$5,000 to pay off a legal action which was filed against the former board, 2) \$5,000 to install the 12 foot snow plow blade, 3) \$1,200 for a new mower, 4) \$19,000 in income and franchise taxes when only \$800 was budgeted 5) \$15,908 for maintain roads and only \$1,500 budgeted, although the bids were already in, 6) \$3,800 for Hoge, Fenton to finish license agreement and water license, 7) \$3,500 to provide a step and walkway outside the slider for the caretaker's cabin, and 8) \$3,500 to install a wood burning stove in the caretaker's cabin.

The latter two expenses should be covered by a loan from the timber fund that was authorized at the last annual meeting. We were conservative and restored the old tractor for less than \$1,000 rather than purchase a new or used tractor for \$30,000 – \$50,000. We were able to repair the old flat bed truck so we would have a vehicle to use in place of always using the snowplow for hauling. General maintenance was budgeted \$3,000, this year the costs have been \$11,163.

Last year's board was able to refurbish the Caretaker's house to the cost of \$40,000, without borrowing from the timber fund; however, it left few funds for the unexpected expenditures we experienced this year.

Concerning the outsourcing of work, this has been a past practice for many years. There are times when additional help is required to assist the caretaker in the performance of his duties. The outsourcing by the present Board is on the same level as past Boards.

Other correspondence: e-mail from the Rebekahs indicating that they have approved the funds to hire Mr. Rosefield to prune the apple orchard, e-mail from Director Varvayanis requesting a copy of the Chevron Station's liability insurance from the park files, e-mail from Larry Giacomino regarding financial payments and a second board of directors, e-mail from Lawrence Cowles concerning the snowplowing on Abraham, and e-mail from Chris Garnin concerning Cedarbrook and there has been no new information.

Minutes of Board Meeting of February 19, 2011: Director Velayas moved that the minutes be accepted as presented, Peter seconded, motion carried.

Director Reports:

Water – Hawke: Remember, it's still winter and homeowners are strongly encouraged to turn off their water supply valve and drain their cabins whenever they are going to be away during the cold winter! The State has finished their report on our water system and has issued a new water license for the Park. Obtaining the new water license is a major achievement and credit goes to Mark, Friedhelm, our water-licensed operators, Paul & Don. The report has several items the State wants us to address. We are in the process of responding. Many of the tasks are additional water tests and can be done relatively easily although at not yet known cost. One of the bigger tasks is to have an Emergency Chlorination Plan. This larger issue will be dealt with as effectively as possible. It took the State four and half months to assemble their report which arrived early March. The first step was to agree to conform to the requirements and was due on March 14, 2011. It was submitted on time. The second response is due March 31, 2011 and is in progress. Investigation of repairs and refurbishment of the problems the divers found in our water tanks last July is underway. We have contacted four firms to get bids on the work. The water level monitoring system has been very useful during the past month when access to the tanks was impractical. The Caretaker has been able to measure the system water level and determine when to run the well pumps with confidence. There were no water leaks this month. Water usage for the month of Feb. 2011 was 357,700 gallons.

Roads – Emery: There were no new updates or information at this time.

Buildings – Barrett: The caretaker's carport needs attention. Motion by Velayas to tear down the carport, seconded by Hawke, motion carried.

Equipment – Peter: New tires were installed on the backhoe; plow needs some small repair – mirror and tail light. Flag pole will be repaired as soon as weather permits.

Timber – Varvayanis: The foreign timber market has dried up; local mill has not released prices for timber. Wait for general meeting to decide what timbering we might do.

Health & Safety – No new information.

Gate – Varvayanis: A deposit of \$80.00 from gate sales.

Finance – Velayas: Director Velayas requests that each Director submit their comparisons for the upcoming budget. Motion by Rainwater to approve payments, seconded by Peter. Motion carried.

Information: Term of office for a director who replaces one who has resigned: legal opinion is that the appointee fills out the term of the resigned director; thereby, maintaining the ratio of 1/3 of the board members being replaced each year. Mr. Wallace, Mr. Worsham, and Director Varvayanis presented different views and past practices concerning this issue.

Committees: Rules & Regulations: appointed to the committee: Arlen Santos and Chris Kiriakou. It was decided that any other homeowners that would like to join this committee could request to do so and contact President Harvey, 586-6161.

Old Business:

1: Fishing Derby: Mr. Worsham and Mr. Ford have agreed to do the fishing derby with certain conditions. The Board agreed to their conditions. Karin Schultz has agreed to take care of the raffle.

2. Payment of Assessments on combined lots: Prior practice has been that regardless of the number of lots the County combines, the number of lots designated by OFSHA determines how many assessments are owed. Legal opinion supports this position, as long as the number of votes garnered does not change. Homeowners are never allowed more than one vote regardless of the number of lots they own. This does not change. The action of the Board was to suspend until further info. acquired.

3. Site of paper boxes: Motion by Hawke to move the paper boxes near the fire house next to cement slab. 2nd by Peter, motion carried.

4. Budget discussion for 2011-2012: each director will give their projections to Director Velayas.

New Business:

- 1. Rebekah bake sale:** Rebekahs requested to host bake sale at the annual meeting. Motion to approve request by Rainwater, seconded by Velayas; motion carried.
- 2. Towing Bill & overtime charges:** Due to parked car in the road during snow removal, a bill of \$751.25 was sent to a homeowner. Motion by Peter and 2nd by Barrett that the homeowner pays the towing bill only. Motion carried.
- 3. Conflict between Director and Caretaker:** No action taken at this time.

4. **Keeping old insurance records:** Caldwell, insurance broker, says it is up to the BOD to make that decision. Most agencies keep them for seven years like Tax records, others discard annually. Motion by Varvayanis to discard after seven years, seconded by Barrett. Motion passed.
5. **Establish OSHA Board of Directors:** No action taken pending consultation with Darcy, corporate attorney.
6. **Request from Caretaker/wife to paint:** Mark & Debbie would like to paint the upstairs bedrooms at their own cost. Motion by Varvayanis and 2nd by Peter to allow them to paint the bedrooms. Motion carried.
7. **Fire truck investigation & sale:** Mr. Coleman suggested some follow-up be done before submitting a bid for the fire truck. A motion was made by Varvayanis and 2nd by Barrett to use money from equipment reserve if the follow-up on the fire truck was successful. Motion carried.
8. **Power line on sand shed:** a power line is resting on the sand shed and needs repair.

There being no further business, the meeting was adjourned at 1:08 P.M. Next meeting on April 16, 2011.

<u>TYPE</u>	<u>DATE</u>	<u>NUM.</u>	<u>NAME</u>	<u>SPLIT</u>	<u>AMOUNT</u>	<u>BALANCE</u>
Check	2/25/11	1680	Higgins, Mark	paycheck	-1,874.22	12,210.90
Check	2/28/11	1704	Anthem Blue Cross	728 - employee benefits	-1,354.00	10,856.90
Liability Check	3/03/11	1705	EDD	payroll taxes	- 124.22	10,732.68
Check	3/09/11	1706	Jones, Larry	767 Outside Services	- 120.00	10,612.68
Check	3/09/11	1707	Krawchuk, Paul	794 Water Testing & Fees	- 350.00	10,262.68
Check	3/09/11	1709	Mark Higgins	728 Employee Benefits	- 30.00	10,232.68
Paycheck	3/11/11	1708	Higgins, Mark	paycheck	-1,225.57	9,007.11
Liability Check	3/15/11	eftps	Oak Valley Bank	payroll taxes	- 911.25	8,095.86
Check	3/23/11	1710	AT&T	telephones	- 102.59	7,993.27
Check	3/23/11	1711	Auto Discount Repair	773 - Maintain Expenses	- 144.67	7,848.60
Check	3/23/11	1712	Carlson,Huff & Assoc.	756 Accounting Services	-1,073.20	6,775.40
Check	3/23/11	1713	ElDorado Septic Service	740 Health & Safety	- 48.71	6,726.69
Check	3/23/11	1714	General Plumbing Services	775 Maintain Water System	- 2.50	6,724.19
Check	3/23/11	1715	Ron Hawke	Maint water & equip, Office supplies	- 113.50	6,610.69
Check	3/23/11	1716	Hoge, Fenton, Jones	755 Professional Services	- 900.00	5,710.69
Check	3/23/11	1717	J.S. West	792 Utilities	- 444.27	5,266.42
Check	3/23/11	1718	Krawchuk, Paul	794 Water Testing	- 280.00	4,986.42
Check	3/23/11	1719	PGE	792 Utilities	- 639.83	4,346.59
Check	3/23/11	1720	Roger Brown	755 Professional Services	- 2,543.37	1,803.22
Check	3/23/11	1721	Sierra Instant Printing	758 Member Comm.	- 142.90	1,660.32
Check	3/23/11	1722	Twain Harte Lumber	780 General Park Maint.	- 134.08	1,526.24
Check	3/23/11	1723	W.H. Breshears Inc.	735 Fuel	-2,417.01	- 890.77
Check	3/23/11	1724	Waste Management	736 Garbage	- 681.69	-1,572.46
Check	3/23/11	1725	Zaks	773 Maint. Equip.	- 41.26	-1,613.72
Check	3/24/11	1097	Odd Fellows Sierra Rec. Assoc.	133 Oak Valley Bank	15,000.00	13,386.28
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					-698.84	13,386.28