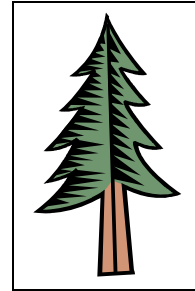


SIERRA PARK NEWSLETTER



P.O. Box 116 Long Barn, CA 95335
April 16, 2011

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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.

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.

President's Message

Thank you, thank you, to the many heroes who stepped forward to help the Park recover from the extensive damages suffered during the worst storm in Sierra Park in 50 years on March 20-25th, 2011.

Your Board members stepped up to the plate and spent many hours in dangerous situations assuring that residents were safe, had the help they needed or assisted their removal from the park. They cut and removed trees so roadways could be plowed, repaired equipment, called contractors to cut and remove the larger trees, assisted PG&E to find and replace power poles and lines, called back up drivers for the snow plow, grader and backhoe. When the drive shaft broke on the snowplow, Friedhelm Peter drove to Stockton twice in two days to assure that the correct drive shaft was ordered and when the replacement arrived without clamps to install, he returned to Stockton to pick them up. Mike Rainwater, Friedhelm Peter, Ron Hawke, Fred Coleman and Steve Wallace organized and managed the clean up efforts. There were others who assisted, Arlen Santos used his tractor to clear roads, Larry Jones, helped with the equipment, Fred Gutmiller of Auto Discount Repair stood by to install the replacement driveshaft as soon as it arrived. Clay Peterson and Fred Gutmiller were hired to move snow. Homeowners contacted neighbors about damage to property. The snow depths were so great it was impossible to inspect all properties. There were others who did what they could to help. I don't know all your names, but thank you, for your efforts. The frustration occurred when no valid contact information could be found for some homeowners.

These individuals, are to be commended for their efforts. I understand the one good thing that developed was the sense of community as people forgot their differences and worked together for the good of the Park. THANK YOU!

Odd Fellows Sierra Homeowners Association and Odd Fellows Sierra Recreation Association Annual Meeting

Date: May 29th, 2011 Place: Sierra Park Lodge Time: Registration: 8:00 A.M. Meeting: 9:00 A.M.
All homeowners must present a valid ID at time of registration and be registered as the property owner with the Sierra Park data base. This will allow you to vote for the upcoming budget, homeowners BOD's, water use and license, and fees. All Odd Fellows and Rebekahs must present the above mentioned document and a current membership card indicating that you are a member in good standing for the year 2011-2012 allowing you to vote for the Recreation's BOD's. If you are presenting a proxy, a photo copy of a valid ID and/or membership card must be attached with the signature of the individual voting via proxy.

ODD FELLOWS SIERRA RECREATION ASSOCIATION BOARD OF DIRECTORS REGULAR MONTHLY MEETING

APRIL 16TH, 2011

INTERIM MINUTES

The meeting was called to order at 8:47 A.M. by President Harvey. Board members present: Barrett, Emery, Harvey, Hawke, Peter, Rainwater, Varvayanis, and Velayas. **Invocation:** Given by Ron Hawke.

Homeowners & Others Present:

Larry Giacomino: concerned with the issue that homeowners should have a chance to vote for Board of Directors and the spending of money is not always reported in the newsletter.

Del Wallace: pointed out that homeowners have been able to vote for the assessment, also indicated that there were some park trees behind his house that need to be removed due to safety issues, and other Park trees that have had their tops broken off due to the storms should be removed.

Jeff Garner: concerned with people taking pictures of the snow in front of his house, 25101 Deborah. These people have made his wife and daughter very nervous and afraid.

Alvin Lee: questioned what to do with the trees and brush that have fallen due to the storms and is very concerned with the letters and politics surrounding the operation of the Park.

Norm Silva: concerned with the broken trees and taking them down, felt the Board of Directors were doing a great job, supports the caretaker and feels additional training is needed for him, and expressed that past situations have happened and the Park needs to move on and make things better.

Larry Vaughn: commented on homeowners should have the right to vote for the Board of Directors and the plowing of snow should not include private driveways.

John Tenbrink: asked if there had been excessive spending of money and were we over budgeted? Also felt that the Park was not getting its monies worth from the caretaker.

Sue Reynolds: Expressed her feelings that the last letter from the "voices" was intimidating, threatening, and resented the expression "shame on you" statement. Concerned with the "voices" letter causing our property to become devalued because future property buyers not wanting to buy here. Felt that President Harvey had answered the "voices" questions in the last newsletter. There were legitimate issues to be addressed and when the "voices" indicated that they wanted to work with the Board; this was not true. Further expressed that legal costs against 2 'voices', caused additional expenses and there were many misstated and misguided information presented in the "voices" letters.

Pat Monahan: Thanked the Board of Directors for doing an outstanding job.

Yvonne Peter: Thanked and supported the Board and supports the caretaker. Feels the "voices" need to work with the Board of Directors not undermine them or nit pick their efforts.

Irene Barrett: expressed that she felt that the Board was doing an outstanding job except for one board member and this one board member was undermining the board and their efforts.

Fred & Ann Coleman: first indicated they were only there to observe; later Fred mentioned that the backhoe should be used and not the plow to remove extra snow in front of a residence. Feels that the development of the homeowners Board of Directors needs to occur to help build the Park. Supports and defends Director Varvayanis in his actions and would want to work with the Board of Directors to better the Park.

Steve Wallace: told Mr. Garner that he was the one who had taken the photos of his house. He indicated that 20 feet of the driveway had been plowed. Past experience with plowing has been to plow to the right of the driveway.

Daryl Clark: use of the timber funds need to be clarified at the Annual meeting.

Director Velayas: expressed a deep concern and frustration with Director Varvayanis because he has caused the extra spending by the Board of Directors with his misguidance.

Director Varvayanis: indicated that he had presented Board of Directors in June 2010 the projects & financial obligations (reserves, special assessments, etc.) Passed out a financial statement regarding the budget and feels that there has been no volunteer work done this year.

Nancy Hawke: no comment

Jeff Peterson: no comment

Bob Cloak: no comment

Mark Higgins: caretaker, no comment

President Harvey: Commented on the plowing of private driveways is sometimes necessary because of what our plowing policy dictates. At times large burms are left in front of a residence and they later need to be removed. This year's budget had a large amount of additional taxes, a lot of maintenance costs, some excessive. President Harvey then read the following statement:

I have a response to the questions asked by Fred Coleman.

Yes, when possible we do get at least three bids. As you stated at the Annual Meeting, it is sometimes difficult in Tuolumne County, to find three vendors who provide the same service, your example was road maintenance.

Friedhelm did pursue recommendations about mechanics. He talked to Rouche Hembree of Sierra Village and had an estimate for labor to attach the snow blade to the snowplow of \$4,000 labor. One mechanic, who was recommended, worked full time for Cal Trans and did not have a business license or liability insurance. He received several recommendations for Auto Discount Repair.

Auto Discount Repair did meet the criteria mentioned by Mr. Orth. He had liability insurance, he guaranteed his work and he was available when needed. Equipment failures always occur when you most need the equipment. The time element to get the equipment working does not always permit time to seek numerous bids for every repair bill. Also consistent with Mr. Orth's statement, the mechanic will maintain records of the equipment. This familiarity is helpful in diagnosing the problem and completing the repair.

Our first problem with equipment involved mowing the meadow. Due to the fire danger in dry, hot weather, time was running out to get the job completed safely. We had rented a tractor and a mower, but they were equivalent to not mowing at all. I had called every reference I could find, either in the yellow pages or verbal referrals to get someone to come into the park and get the mowing completed. Auto Discount Repair was contacted to look at the tractor that had been declared unusable. He repaired it for \$800. Checking three or four outlets for mowers, Tractor Supply had the best price and was local. A new mower was purchased and the meadow was mowed.

We have been pleased with Auto Discount Repair's availability to get equipment repaired. Therefore we chose to utilize his services to service the equipment. Now paying \$75.00 an hour for repairing and installing chains does seem excessive. We should not use Auto Discount Repair for these tasks. When it is necessary to get the job done in a hurry, to be prepared for bad weather, yes but to do so regularly is not recommended.

Back to the question, does the board seek three bids? To complete the caretaker's cabin and installing a walkway outside the sliding door and repairing dry rot, 4 bids were sought and presented to the board for approval of a bid. When the wood stove was installed three bids were acquired as well as a permit.

The Caretaker has paid a significant amount of the funds owed the park. He currently still owes \$322. It is being deducted from his pay, unless he is able to pay it off sooner. He is paying his current monthly utility bills.

The caretaker's regular work hours are 7:30a.m.-4 p.m. with a thirty minute lunch.

Flex time is utilized when tasks require adjustments to these hours, example sanding late afternoon, or snow plowing at night. These adjustments in work hours must be approved by the supervisor.

The other questions you asked were answered at the last board meeting.

President Harvey asked Mr. Coleman several questions regarding past motions made at the annual meetings. The first question concerned the motion made at the May 2008 annual meeting regarding the dredging of the lake. Timber funds would be used and the homeowners would not be required to reimburse the timber fund. Mr. Coleman responded that was correct. The total amount was \$24,345.00 paid to Cover & Sons. The second question concerned the motion made at the May 2010 Annual meeting regarding the completion of the caretaker's house remodeling. The motion was to borrow up to \$40,000 from the timber fund to finish the project and pay it back over the next five years. Mr. Coleman agreed.

CORRESPONDENCE: The Park received an e-mail from Linda Clark regarding a CPR class at the MiWuk Fire Station. Those interested could call 209-586-5256, letter from Judy Brown re: issuance of stock certificate, e-mail from John Coate updating his contact information, resume for the caretaker's job, and a letter from Bryan Hofmann requesting to reserve the lodge and BBQ area on July 3, 2011 for their family.

MINUTES OF BOARD MEETING OF MARCH 19th: Director Varvayanis noted that the check register shows two checks with same date, same amount, but different numbers. Board indicated that Carlson Associates would be contacted to check on the issue. Motion made by Hawke, seconded by Barrett to approve the minutes of March 19th. 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!

Our response to the California State Department of Public Health, CSDPH, continues. We responded to the State before the Mar 31 deadline, asked for, and received, extensions to the deadlines on the tasks they requested. There are four main tasks. The first is numerous additional water sample tests. Our testing lab believes many of them are already current. They will gather the information together as soon as time permits. The lab has been overwhelmed by the State setting the same deadline date for nearly all the water systems in the area and the power outage of nearly a week further exasperated the situation. After the lab determines what has already been done, they will also perform whatever tests are needed. The second task is the submission of a Bacteriological Sample Site Plan, BSSP. This is a plan of action to be deployed in the event we have a test sample indicate our system has experienced bacterial contamination. The perception of our contact at the State is that our proposed plan, which includes the sampling of 9 cabin sites, is not enough. Our licensed associate water person, Don Nessl participated in a State seminar on Apr 5th. At the seminar, the presenters provided a table that indicates we are far above State requirements in that we sample 3 sites each month whereas only one is required for the size of our system. We have prepared our BSSP plan based on the information gained at the seminar. Hopefully this will soon be resolved. The third task is the development of an emergency Chlorination Plan to be used in the event of bacterial contamination. The fourth task is a Cross-connection control survey, which is a whole new item for any of the local water systems. This issue is under review.

Investigation of repairs and refurbishment of the problems the divers found in our water tanks last July is underway. We have contacted 4 firms to get bids on the work. So far, two of them have responded with estimate/bids. The lowest estimates are \$95,500 to repair and recoat the interior of the 210,000 gallon tank off Isaac, \$25,550 to recoat the interior of the 43,000 gallon tank off Wheeler and \$6,695 to recoat the one 13,000 gallon tank also off Wheeler. Interestingly, refurbishing the 3 different tanks costs 50 to 60 cents per gallon of storage capacity. [The estimated cost of exterior painting is not included and is not urgent. Furthermore, if it is decided to be pursued it could be done by local firms.]

The water level monitoring system has been used nearly daily. The lowest level measured was 150,000 gallons and the highest was 270,000 gallons, which is the maximum possible in the system's present configuration. During the severe snowstorm, Fred and Ann Coleman volunteered to snow shoe to the Isaac tank to check the mechanical water level indicator. Their observation agreed with the remote monitoring system.

There were no water leaks this month. Water pumped for the month of Mar 2011 was 481,400 gallons.

Respectfully submitted by Ron Hawke, April 16, 2011.

ROADS – EMERY: The Park has received two bids for next year's work. The bids came from Ken's Asphalt & George Reed.

BUILDINGS – BARRETT: The last snow storm took care of the caretaker's carport issue of repair, a total collapse. There is concern with dry rot on the caretaker's house as well as the lodge. Repair needs to be done on the stove vent on the lodge due to the last snow storm.

EQUIPMENT – PETER: The grader needed a hydraulic ram fixed that controlled the steering. The plow needed a new front wheel drive shaft & yolk. The backhoe had a back wheel flat, tire separated from rim, resulting in a tube being inserted inside the tire. There was a concern with the heater on the backhoe not working but later found that a valve had been closed off. It was later found that the same valve had been closed again last week, unknown why? During this same time period, someone had removed the chain tighteners on the snow plow and left them lying on the floor of the garage next to the plow. Who?

TIMBER – VARVAYANIS: Ace Tree is working with the Park to gather the fallen cedar trees and sell them to the local mill for additional funds. Mr. Varvayanis had no recommendation regarding whether or not we timber this year. In addition, there are numerous trees throughout the Park that need taking down this year.

HEALTH & SAFETY – RAINWATER: Director Rainwater and another homeowner walked the creek inspecting the flow of water into the lake. There is no obstruction and it appears that when the Park is ready to fill the lake, there will be no problems.

GATE – VARVAYANIS: The motion activation device on the gate cameras is still not working properly.

RECREATION – HARVEY: President Harvey will give Mr. Worsham Norm Silva's phone number in order that Mr. Silva can help with the fishing derby.

FINANCE – VELAYAS: Bills for the month total \$83,849.90 which includes payment to the Timber Fund paying off the debt for road maintenance and the Water Reserve. The balance for the remaining year is \$57,427.00. A motion is approve payments made by Director Hawke and seconded by Varvayanis. Motion carried.

COMMITTEES:

RULES & REGULATIONS: Director Rainwater indicated that the committee has met once and will meet again to discuss the fee schedule.

WATER LICENSE: The committee has met and there has been discussions concerning the responsibilities between OFSHA and OFSRA. Further discussions will be held next month to work on these issues.

OLD BUSINESS:

1. Evacuation Route/Fuel Reduction/Road Maintenance Grant: President Harvey submitted a grant last year asking for \$38,000 plus \$12,000 in kind monies to remove brush, trim lower branches from trees up to ten feet, or one-third of the height of the tree, and remove excess fuel from the floor of the forest for 150 feet on either side of Wheeler Road to the private property on David. In addition, clearing the area west of Old Jordan Way, to the one-way section, the island, south of Goliath and 150 feet on both sides along the creek where applicable to Long Barn/Sugar Pine Road into Long Barn. The brush will be chipped and left on site unless it becomes economically practical to sell to a biomass plant. When available, inmate crews have been used for some of the work to reduce the expense. The results will not be pretty for the first year, but should make the Park more defensible against wild fire. President Harvey asked the Board for support on this issue and if not, the money would be returned to the RAC. President Harvey indicated that a lot of work has gone into this project and the need for Board of Directors support for this project is important. Director Hawke said he supports the project as well as Director Peter. Motion made and seconded that the Board of Directors support this project. Motion carried.
2. SierraPark.org web site should become an active site with information about the Park. The site will have e-mail access and up dated information concerning the Park. Director Hawke made a motion is reimburse President Harvey for the cost of this project. Director Velayas seconded the motion. Motion carried unanimous.
3. Term of Director – Attorney Brown recommended that an appointed director remain on the Board until the term he/she replaced expires. Hoge-Fenton's opinion is that he/she who was appointed remains only until the next annual meeting. Recent precedent has followed this practice. Thereby opening the two-year term for election.

4. Bid on 1970 fire truck – the Park was not awarded the bid.
5. Budget 2011 – 2012 The Board discussed next year’s budget which included projects for the up coming year and following years that will be necessary for the operation of the Park. The major projects for the Park in the future are paving Wheeler Road and substantial repairs to the water tanks. These two issues require a larger portion of money to be collected for the reserve funds. The increase in the operations portion of the assessment is approximately \$79.55; whereas, the increase in the reserve fund portion is \$495.00. Motion by Director Hawke, seconded by Director Rainwater that next year’s assessment per lot will be \$1,395.00. Motion carried, unanimous.
6. Varvayanis requested a meeting with President Harvey in private and President Harvey indicated it would be discussed at a later time.

NEW BUSINESS:

1. Sand for the beach and the filling of the lake – buying new sand for the lake was put on hold due to the costs of sand at the present time – filling of the lake will occur as soon as the valves can be inspected and ascertained that they are working properly.
2. President Harvey has an appointment with Caldwell Insurance on April 26th and asked if two board members would join her. Director Rainwater indicated that he would as he is going to be in Sonora that day anyway.
3. Clean up of storm damage: A large amount of trees are down in the Park, one particular tree that needs to be removed is the oak tree that fell in the playground. This tree will take an extensive amount of work to remove and clean up the slash. A motion by Emery and seconded by Hawke that the removal of the oak tree and the clean up of the slash be put out to bid to any homeowner, within Sierra Park. Slash must be cleaned up and removed from the playground area prior to June 15th; the slash can be deposited at the pine needle dump. Bids are to be submitted to President Harvey prior to May 14th, 2011. Motion carried.
4. Hofmann’s request for the lodge and BBQ area on July 3rd was approved. The required deposits and proof of insurance have been submitted.
5. Director Varvayanis asked if the documents pertaining to his properties regarding the recording of CCR’s had been signed? Director Varvayanis was told that they had not been signed pending legal advice from the Park’s attorney.

ADJOURNED TO EXECUTIVE SESSION AT 1:10 P.M. EXECUTIVE SESSION CALLED TO ORDER AT 1:12 P.M.

ADJOURNED EXECUTIVE SESSION AT 2:09 P.M. OPEN OSFRA REGULAR SESSION AT 2:09 P.M.

President Harvey announced no action was taken regarding personnel issues.

There being no further business, President Harvey adjourned the meeting at 2:10 P.M. Next meeting: May 21, 2011.

Annual meeting May 29th, 2011.

Michael Rainwater, Secretary

**Odd Fellows Sierra Homeowners Association Board of Directors Regular Monthly Meeting
April 16th, 2011
Interim Minutes**

The meeting was called to order by President Harvey at 2:10 P.M. Board members present Barrett, Emery, Harvey, Hawke, Peter, Rainwater, Varvayanis, and Velayas. No homeowners or guests present and no past minutes to be read.

Old Business: There was no old business.

New Business:

1. Amend the by-laws: Article III Qualifications for Membership – this item was recommended by Darcy Pruitt, attorney with Hoge-Fenton law firm. She recommends the elimination of a line in Section 3.01 Membership which reads “and the recording with the Recorder of the County of Tuolumne a short form of the Covenants, Conditions and Restrictions described in Section 1.02 hereof with respect to each lot owned.” By removing the line indicated above, it does not delete CC&R’S, it just no longer requires registering them against property to be a member of the homeowners group. In other words, it now says what most of us thought it said all along. Motion was made by Director Velayas and seconded by Director Barrett to eliminate the above mentioned line in the Homeowners’ bylaws. Motion passed 7-1. Director Varvayanis was the one no vote.

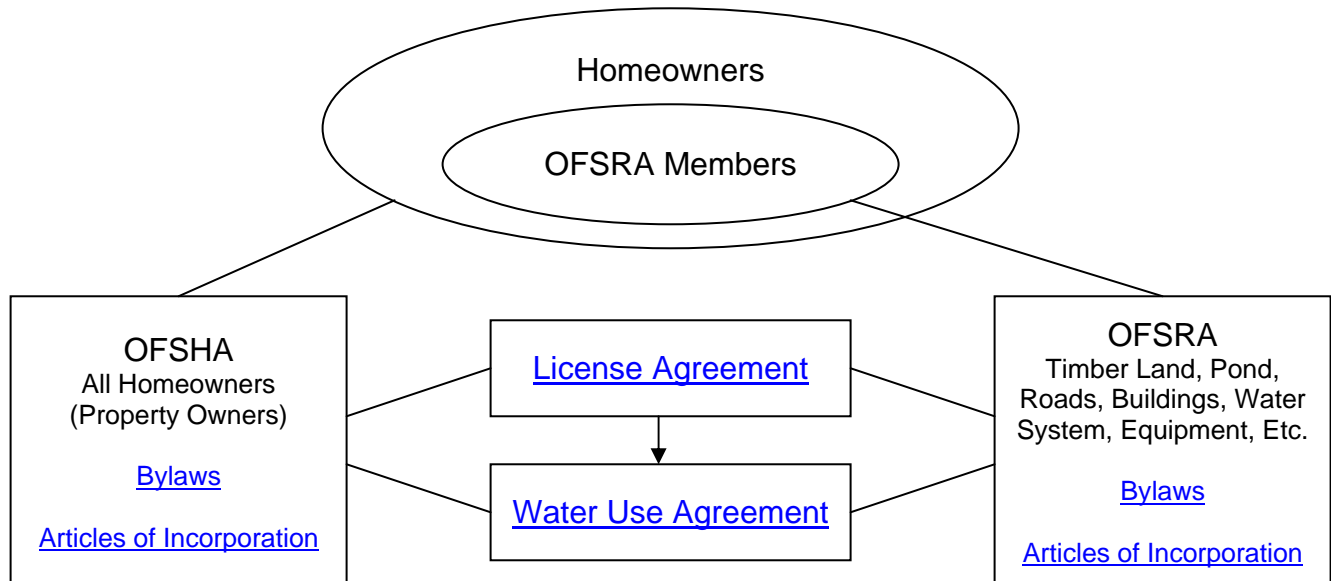
2. Proof of membership: Homeowners must present a valid ID with picture and must have their name listed as the owner of the property in the Sierra Park data system. If presenting a proxy vote, the proxy vote must have an attached copy of a valid ID of the owner of the said property and a signed proxy ballot.

There being no further business, President Harvey adjourned the meeting at 2:45 P.M. Next meeting: May 21, 2011.

Michael Rainwater, Secretary

							13,386.28
Paycheck	03/25/2011	1726	Higgins, Jr., Mark K.	paycheck	1,424.88		11,961.40
Check	03/28/2011	1727	Ford, Mike	731 · Fish Derby	-700.00		11,261.40
Check	04/05/2011	1729	Jones, Larry Dean	767 · Outside Service	-360.00		10,901.40
Paycheck	04/08/2011	1730	Higgins, Jr., Mark K.	paycheck	-1,687.78		9,213.62
Liability Check	04/15/2011	1728	EDD 074-1658-9	payroll taxes	-95.46		9,118.16
Liability Check	04/15/2011	eftps	Oak Valley Bank 94-1181950	payroll taxes	-799.83		8,318.33
Check	04/20/2011	1731	Ace Tree Service	780 · General Park Maintenance	-2,700.00		5,618.33
Check	04/20/2011	1732	AquaLab 9168	794 · Water Testing & Fees	-240.00		5,378.33
Check	04/20/2011	1733	AT&T	telephone	-110.50		5,267.83
Check	04/20/2011	1734	Auto Discount Repair	equipment repair	-3,460.00		1,807.83
Check	04/20/2011	1735	Carlson & Associates 17160756	· Accounting Services	-701.60		1,106.23
Check	04/20/2011	1736	Fred Coleman 780	· General Park Maintenance	-65.25		1,040.98
Check	04/20/2011	1737	Dept. of Motor Vehicles	786 · Taxes and Licenses	-172.00		868.98
Check	04/20/2011	1738	El Dorado Septic Service, Inc. 20154	740 · Health & Safety	-48.71		820.27
Check	04/20/2011	1739	Fox/Clement Associates	758 · Member Communications	-120.00		700.27
Check	04/20/2011	1740	Gloria Harvey	758 · Member Communications	-280.00		420.27
Check	04/20/2011	1741	Krawchuk, Paul	794 · Water Testing & Fees	-280.00		140.27
Check	04/20/2011	1742	PG&E	792 · Utilities	-696.89		-556.62
Check	04/20/2011	1743	Peter, Friedhelm	auto mileage, travel-hotel	-281.41		-838.03
Check	04/20/2011	1744	Roger A. Brown11-03-1501755	· Professional Services	-468.00		-1,306.03
Check	04/20/2011	1745	Sierra Instant Printing 89921	758 · Member Communications	-212.06		-1,518.09
Check	04/20/2011	1746	T H Lumber & Hardware 63098	780 · General Park Maintenance	-258.32		-1,776.41
Check	04/20/2011	1747	Vic's Towing Inc.	773 · Maintain Equipment	-562.50		-2,338.91
Check	04/20/2011	1748	Randy's Tire and Wheel, Inc. 31264	equipment maintenance	-450.88		-2,789.79
Check	04/20/2011	1749	W.H. Breshears, Inc. 326196	735 · Fuel	-1,439.38		-4,229.17
Check	04/20/2011	1750	Waste Management of Cal Sierra Corp. 736	· Garbage	-558.69		-4,787.86
Check	04/20/2011	1751	Zaks 5000	773 · Maintain Equipment	-52.22		-4,840.08
Check	04/20/2011	1752	Wells Fargo.acct 2174-8898	135 Wells Fargo Inv. Water	-16,380.00		-21,220.08
Check	04/20/2011	1753	Wells Fargo acct# 2174-8898	122 - Wells Fargo - Timber	-19,683.50		-40,903.58
Check	04/20/2011	1098	OF S R Assn. 133	· Oak Valley Community Bank M.M.	54,000.00		13,096.42
Paycheck	04/22/2011	1754	Higgins, Jr., Mark K.	paycheck	-977.29		12,119.13
					-1,267.15		12,119.13

Sierra Park Organizational Structure



Homeowner: A property owner in the I.O.O.F. Odd Fellows Sierra Camp subdivision (Odd Fellows Sierra Park).

OFSRA Member: A Homeowner as described above that is also an Odd Fellow or Rebekah.

Odd Fellows Sierra Park was established in the 1940s. Members of Odd Fellows Lodges purchased the property. A requirement for purchasing a lot in the park was membership in an Odd Fellows or Rebekah Lodge. In order to remove this restriction the corporate structure was changed in 1980s. The original corporation became a “for profit” corporation called Odd Fellows Sierra Recreation Association, (OFSRA) and its membership remained limited to those who are members of Odd Fellows or Rebekah Lodges. OFSRA maintains ownership of the timberlands, the water system, the roads, the lodge hall, the equipment, caretaker’s cabin, and the common areas including the pond and picnic area.

The second corporation formed was the Odd Fellows Sierra Homeowners Association, (OSHA) a California nonprofit corporation. Membership includes all who own a lot in Sierra Park and have recorded CC&Rs against their property.

Two documents were drawn up called the **License Agreement** and **Water Use Agreement (see accompanying diagram)**. These documents establish the relationships between the two groups. The original documents were signed in 1986 and they expire on Oct. 10, 2011.

The **License Agreement** outlines the responsibilities of OFSRA to maintain the assets, such as the roads, timberlands, pond, lodge, etc. for the use of the OSHA members. The document defines how the facilities may be used. The OFSRA request funds from the OSHA to maintain and operate these facilities.

The **Water Use Agreement** defines the conditions for providing water to the OSHA members. The OFSRA will request funds from the OSHA members to maintain the water facilities.

The OSHA must levy and collect the assessments and provide the funds to the OFSRA to maintain the facilities.

These documents have been reviewed by a committee with the guidance of a legal firm familiar with such documents. The intent or meaning of the documents has not changed, but the language was clarified and simplified. For example, the original documents were in effect for twenty-five years, it is recommended that the revised documents be reviewed every five years and renewed every ten years.

These documents will need to be approved by the membership.

The bylaws of each organization, requires a BOD of nine members to conduct its business. In recent years the same Board of Directors has acted on behalf of both corporations. Based on the council we received from the legal firm, it is their opinion that it is important to separate the functions of the two distinct boards so that the park is not required to follow the Davis Sterling Act. Under the Davis Sterling Act, the park would be required to establish very large reserve funds to meet the potential need to replace the roads, water system, and other infrastructures. To build these funds would require very significant increases in assessments.

What is significantly different in Sierra Park’s structure from other HOA (home owners associations) is that we have two corporations where the real property and equipment is owned by the OFSRA not the OSHA.

As outlined in the License Agreement, the OFSRA determines each year the funds it will require to operate the water, roads, garbage, caretaker, equipment and other facilities. The OSHA reviews the request and determines if they feel the request is reasonable and then presents it to the membership for a vote. If approved, the OSHA bills all homeowners and collects the assessments. Upon the calendar dates established in the license agreement, these funds are released to the OFSRA to operate the park.

The OSHA would determine its own meeting schedule, possibly only once or twice a year. Their major responsibilities would

be to approve the assessment, bring it to a vote of the membership, collect the assessments, and release the funds to the OFSRA, to pay the bills.

Although the OFSHA bylaws call for nine (9) members, it could operate with fewer members. It is desirable that at least five members be elected to this board. Their terms would be staggered, i.e. one, two and three years, as are the terms of the OFSRA Directors. The Directors of the OFSHA could appoint members to fill the vacant positions if interested parties stepped forward. It has been recommended by legal council that the number of members who served on both boards be limited. It would be helpful if at least one member were on both boards to act as a liaison.

LICENSE AGREEMENT

THIS AGREEMENT is made this 12th day of October 2011, by and between ODD FELLOWS SIERRA RECREATION ASSOCIATION, a California corporation ("LICENSOR"), and ODD FELLOWS SIERRA HOMEOWNERS' ASSOCIATION, a California nonprofit corporation ("LICENSEE").

WHEREAS, LICENSOR is the owner of certain real property in the County of Tuolumne consisting of approximately four hundred (400) acres as more particularly described in Exhibit A hereto; and

WHEREAS, LICENSEE is a homeowners association organized and existing for the mutual benefit of some or all of the owners of the lots in the subdivisions located in Tuolumne County as more particularly described in Exhibit B hereto; and

WHEREAS, LICENSEE desires to obtain for its members and their family, renters, and guests permission to perform certain acts upon LICENSOR's property;

NOW, THEREFORE, the parties hereto agree as follows:

1. LICENSOR grants to LICENSEE permission to use the private roads on its property for access purposes. Roads used for access and any other roads deemed open to motor vehicle travel by LICENSOR shall be limited to motor vehicles licensed for travel on all roads, highways, and freeways in the state of California. The remainder of LICENSOR'S property shall be open for non-motorized recreational purposes.

2. LICENSOR may adopt rules and regulations regarding the use of its property by LICENSEE's members. LICENSEE'S members who violate LICENSOR's rules and regulations may be excluded from recreational use of LICENSOR's property.

3. LICENSOR agrees to leave the heretofore undeveloped portions of its property in its natural state, LICENSOR's reasonable logging operations, mining, oil and gas extraction, and recreational development excepted. LICENSOR may exclude LICENSEE'S members at any given time from no more than twenty-five percent (25%) of LICENSOR's recreational property to enable it to conduct logging operations.

4. LICENSEE agrees on behalf of its members that LICENSOR shall have no greater duty of care to keep that portion of its property used for recreational purposes safe for entry or use or to give any more warnings of hazardous conditions, uses of, structures, or activities on its property than would a landowner who gives permission without consideration (other than by license) for another to use his property for recreational purposes under the provisions of California Civil Code section 846.

5. LICENSOR agrees to repair and maintain at its expense all existing roads on its property which are reasonably necessary for access to LICENSEE's members to their properties and to LICENSOR's property for recreational purposes (hereinafter "Road Maintenance"). LICENSOR agrees to maintain in good repair at its expense all structures and facilities used or enjoyed by LICENSEE's members on LICENSOR's property (hereinafter "Facility Maintenance"). LICENSOR further agrees to provide all services and amenities, including but not limited to water service, snow removal and garbage collection, except as limited by other agreements executed between the LICENSOR and LICENSEE (hereinafter "Service Provision").

6. LICENSEE agrees to submit all requests for changes in the level of Road Maintenance, Facility Maintenance and Service Provision to LICENSOR for pricing and annual budget purposes no less than 90 days prior to LICENSEE's regularly scheduled annual meeting. LICENSEE agrees to review LICENSOR's annual budget proposal and provide comments to LICENSOR within 20 days after receipt of the proposal. LICENSOR agrees to submit a final budget proposal to LICENSEE, which incorporates LICENSEE's comments, no less than 60 days prior to LICENSEE's annual meeting for consideration at said meeting.

7. LICENSEE agrees to reimburse LICENSOR for all costs of Road Maintenance, Facility Maintenance and Service Provision as outlined in the approved annual budget. LICENSEE agrees to pay LICENSOR under the schedule outlined below:

Amount of Licensee's payment due to Licensor (as a percent of the approved annual budget)	Licensee's payment due dates (calculated using the number of days after Licensee's annual meeting)
At least 20%	30
At least 40%	60
At least 70%	90
At least 85%	180
100%	270

8. LICENSOR agrees to supply LICENSEE with a 'monthly budget report' and a 'schedule of revenues and expenses' prior to the tenth (10) day of the following month. LICENSOR will also supply to LICENSEE a 'disbursement report' of money expended for Road Maintenance, Facility Maintenance and Service Provision within seven (7) days after LICENSOR's regularly scheduled monthly meetings.

9. The term of this Agreement shall be ten (10) years from the date hereof with mandatory a review after five (5) years and shall be binding on the parties hereto and on their successors in interest after which time they shall be automatically extended for successive periods of five (5) years until the membership of the Association decides to terminate it.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the date and year first written above.

LICENSOR: ODD FELLOWS SIERRA RECREATION ASSOCIATION

BY

TITLE:

LICENSEE; ODD FELLOWS SIERRA HOMEOWNERS' ASSOCIATION

BY

TITLE:

WATER USE AGREEMENT

THIS WATER USE AGREEMENT is made this 12th day of October 2011, by and between ODD FELLOWS SIERRA RECREATION ASSOCIATION, a California corporation ("GRANTOR"), and ODD FELLOWS SIERRA HOMEOWNERS' ASSOCIATION, a California nonprofit corporation ("GRANTEE").

WHEREAS, GRANTOR was, prior to its conveyance of certain portions to GRANTEE's members, the owner of certain tracts of land in the County of Tuolumne, State of California, which are particularly described on Exhibit A hereto; and

WHEREAS, GRANTOR has prior to this date subdivided and conveyed by separate deeds certain portions of the above-described land, which portions are described on Exhibit B hereto; and WHEREAS, GRANTEE is a homeowners' association organized and existing for the mutual benefit of some or all of the owners of the portions of said tracts subdivided and conveyed by GRANTOR; and

WHEREAS, GRANTOR owns and maintains a water system on the portions of said tracts of land it retained; and WHEREAS, GRANTEE desires to obtain water from that water system for use by its members on a not-for-profit basis.

NOW, THEREFORE, the parties hereto agree as follows:

1. Agreement to Furnish Water. GRANTOR agrees to furnish to GRANTEE from its water system such water as may be necessary for the domestic use of GRANTEE's members subject to the terms and conditions hereinafter set forth.

2. Domestic Use Defined. The "domestic use" for which water is to be furnished GRANTEE's members under this Agreement consists in general of the usual household uses and adequate watering of ornamental plants and shrubbery and household garden plots connected with the occupancy and development of the lots of GRANTEE's members as a residence but not their development for any industrial, commercial, or agricultural purposes.

3. Limit on Water Amount. In no event shall Grantor be required to furnish GRANTEE's members with more water than can be sustainably made available from said water system or any replacement or expansion thereof.

4. Quality and Quantity. GRANTOR cannot and does not make any guarantee concerning the quality of water agreed to be furnished under this Agreement or concerning the continuing availability of water except as herein expressly provided. GRANTEE understands and hereby acknowledges on behalf of its members that GRANTOR is not a public utility, is not guaranteeing any specific quantity of water, is the sole owner of said water system and all water supplied there from or in any way connected with the retained portion of said tracts of land, and has agreed to furnish water to GRANTEE's members only in accordance with the terms of this Agreement. GRANTEE stipulates that neither it nor its members have any right, title, or interest in or to any water from said water system coming from the retained portion of said tracts of land except as herein specifically set forth.

5. Maintenance of Water System. GRANTOR shall at its sole cost and expense:

a. Maintain said water system in proper and sanitary order without representation as to the quantity or quality of water that may be produced by it;

b. Install such pipeline, tanks, and other facilities for the delivery of water to GRANTEE's members as GRANTOR may deem reasonably necessary;

c. Maintain and operate the facilities described in this paragraph for so long as it is reasonably possible to procure and distribute water from the water source supplying the water system; and

d. Repair, replace, or expand the water system as reasonably necessary, in the opinion of water experts, to supply water as herein agreed.

6. Price. GRANTEE agrees to submit all requests for changes in the level of water service and/or facilities provided to GRANTOR for pricing and annual budget purposes no less than 90 days prior to GRANTEE's regularly scheduled annual meeting. GRANTEE agrees to review GRANTOR's annual budget proposal and provide comments to GRANTOR within 20 days after receipt of the proposal. GRANTOR agrees to submit a final budget proposal to GRANTEE, which incorporates GRANTEE's comments, no less than 60 days prior to GRANTEE's annual meeting for consideration at said meeting.

7. Payment. GRANTEE agrees to reimburse GRANTOR for water furnished pursuant to this Agreement as outlined in the water portion of the approved annual budget. GRANTEE agrees to pay GRANTOR under the schedule outlined below:

Amount of Grantee's payment due to Grantor (as a percent of the approved water portion of the annual budget)	Grantee's payment due dates (calculated using the number of days after Grantee's annual meeting)
At least 20%	30
At least 40%	60
At least 70%	90
At least 85%	180
100%	270

8. Term. This Agreement is made for the period of ten (10) years from the date hereof with mandatory a review after five (5) years, commencing on the date hereof, unless earlier terminated as hereinafter provided. If this agreement is not otherwise terminated, it shall be automatically extended for successive periods of five (5) years until the membership of the Association decides to terminate it.

9. Default. Should GRANTEE fail to pay any annual charge for water specified in this Agreement for a period of ninety (90) days after receiving written notice thereof from GRANTOR, GRANTOR may suspend supplying water until the charge is paid in addition to pursuing any other legal or equitable right or remedy it may have. The prevailing party in any legal equitable action brought pursuant to this paragraph shall be entitled to its reasonable attorneys' fees and costs. Notwithstanding the provisions of this paragraph, however, GRANTOR may not terminate this Agreement if GRANTEE fails to pay the annual charges for water

10. Termination. This Agreement shall automatically terminate upon the termination of the license Agreement, dated October 12, 2011 given by GRANTOR to GRANTEE to use its roads and retained land for access and recreational purposes.

11. Subject to Valid Laws. This Agreement is subject at all times to any and all valid laws, ordinances, and governmental regulations, whether federal, state, county, or city, and any modification made to this Agreement by such law, ordinance, or regulation or to the conduct of the parties under this Agreement shall not impose liability on either party hereto for breach of their duties under this Agreement.

12. Assignment. This Agreement shall be binding on the parties hereto and on their successors in interest.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the date and year first above written.

GRANTOR: ODD FELLOWS SIERRA ODD FELLOWS SIERRA

By

Title:

GRANTEE: RECREATION ASSOCIATION HOMEOWNERS' ASSOCIATION

By

Title:

					2011-2012		
	Operating Budget:						
	Budget			Last Year	Next Year	\$ Amt Change	% of change
Dues and Subscriptions	All	All	\$339	\$360	\$21.00	6.19%	
Concessions	All	All		\$8,670	\$8,670.48		
Maintenance/Buildings	Buildings	Dick Barrett	\$15,000	\$10,000	-\$5,000.00	-33.33%	
Maintenance/General Park	Buildings	Dick Barrett	\$3,000	\$17,000	\$14,000.00	466.67%	
Permits and Fees	Buildings	Dick Barrett	\$250	\$500	\$250.00	100.00%	
Telephone	Buildings	Dick Barrett	\$720	\$1,000	\$280.00	38.89%	
Utilities	Buildings	Dick Barrett	\$12,000	\$17,000	\$5,000.00	41.67%	
Building Reserves	Buildings	Dick Barrett	\$0	\$2,400	\$2,400.00		
Re pay 6316.50				\$1,263			
Advertising	Employee	Friedhelm Peter	\$0	\$500	\$500.00		
Employee Benefits	Employee	Friedhelm Peter	\$4,000	\$8,000	\$4,000.00	100.00%	
Payroll/Labor	Employee	Friedhelm Peter	\$54,000	\$54,000	\$0.00	0.00%	
Auto Mileage Exp.	Equipment	Friedhelm Peter	0	200	\$200.00		
Fuel	Equipment	Friedhelm Peter	\$6,000	\$7,500	\$1,500.00	25.00%	
Maintenance/Equipment	Equipment	Friedhelm Peter	\$12,000	\$5,000	-\$7,000.00	-58.33%	
Maintenance/Equipment Cap. Exp.	Equipment	Friedhelm Peter	\$0		\$0.00		
Supplies/Shop	Equipment	Friedhelm Peter	\$300	\$300	\$0.00	0.00%	
Equipment Reserves	Equipment	Friedhelm Peter	\$0	\$20,000	\$20,000.00		
Gate Expense	Gate	Charles Varvayanis	\$3,283	\$1,873	-\$1,410.00	-42.95%	
Gate Reserves	Gate	Charles Varvayanis	\$0	\$2,000	\$2,000.00		
Garbage	Health & Safety	Nelson Fialho	\$12,000	\$14,000	\$2,000.00	16.67%	
Health and Safety	Health & Safety	Nelson Fialho	\$1,500	\$1,500	\$0.00	0.00%	
Insurance General	health & Safety	Nelson Fialho	\$25,000	\$25,000	\$0.00	0.00%	
Needle Expense	Health & Safety	Nelson Fialho	\$15,000	\$17,000	\$2,000.00	13.33%	
Outside Services	President	Gloria Harvey	\$2,500	\$2,500	\$0.00	0.00%	
Professional Services	President	Gloria Harvey	\$9,000	\$7,000	-\$2,000.00	-22.22%	
Fish Derby Expense	Recreation	Linda Clark	\$1,200	\$3,575	\$2,375.00	197.92%	
Fish Donation Expenses	Recreation	Linda Clark	\$0		\$0.00		
Recreation	Recreation	Linda Clark	\$5,000	\$1,790	-\$3,210.00	-64.20%	
Supplies/Recreation Hall	Recreation	Linda Clark	\$0	\$100	\$100.00		
Maintenance/Roads	Roads	Paul Emery	\$1,500	\$15,700	\$14,200.00	946.67%	
Maintenance/Roads Capital Exp.	Roads	Paul Emery	\$66,520		-\$66,520.00	-100.00%	
Road Reserves	Roads	Paul Emery	\$0	\$50,000	\$50,000.00		
Member communications	Secretary	Mike Rainwater	\$3,600	\$4,000	\$400.00	11.11%	
Office Supplies	Secretary	Mike Rainwater	500	1000	\$500.00	100.00%	
Timber Expense	Timber	Charles Varvayanis	\$1,000	\$0	-\$1,000.00	-100.00%	
Accounting	Treasurer	Shaun Velayas	\$16,000	\$18,000	\$2,000.00	12.50%	
Franchise Tax Expense (CA)	Treasurer	Shaun Velayas	\$800	\$18,000	\$17,200.00	2,150.00%	
Income Tax (Federal)	Treasurer	Shaun Velayas	\$0	\$31,000	\$31,000.00		
Taxes and Licenses	Treasurer	Shaun Velayas	\$1,500	\$1,500	\$0.00	0.00%	
Taxes/Payroll	Treasurer	Shaun Velayas	\$5,000	\$6,000	\$1,000.00	20.00%	
Taxes/Property	Treasurer	Shaun Velayas	\$3,000	\$3,400	\$400.00	13.33%	
Unrealized Loss on Investment	Treasurer	Shaun Velayas	\$0		\$0.00		
Bank Charges	Treasurer	Shaun Velayas	\$50	\$100	\$50.00	100.00%	
Maintenance/Water	Water	Ron Hawke	\$10,000	\$10,000	\$0.00	0.00%	
Maintenance/Water Capital Exp.	Water	Ron Hawke	\$0	\$3,000	\$3,000.00		
Water Testing	Water	Ron Hawke	\$3,800	\$6,050	\$2,250.00	59.21%	
Water Reserves	Water	Ron Hawke		\$110,000	\$110,000.00		
Total Operating Budget			\$295,362	\$507,782	212,419.78	71.92%	
Amount Per Lot			\$820.45	\$1,395.00			

**Odd Fellows Sierra Recreation Association
Odd Fellows Sierra Homeowners' Association**

P.O. Box 116, Long Barn, CA 95335, Phone and FAX (209) 586-3098, E-Mail: sierrapark@sierrapark.org

Dear Park Member,

This is the **OFFICIAL NOTICE** regarding the **Annual meeting** to be held at the place, date and time stated below:

Place: Odd Fellows Sierra Park Recreation Hall.

Date: Sunday May 29, 2011

Time: 9:00 a.m. (Sign in to begin at 8:00).

The agenda will be as follows:

1. Call the meeting to order at 9:00 a.m.
2. Pledge of allegiance to the flag.
3. Invocation.
4. Conduct Sierra Recreation Association meeting
5. Reading of minutes of last annual meeting.
6. Communications.
7. Committee reports.
8. Old Business.
9. New Business.
 - a. Approval of License Agreement & Water Use Agreement (see attachments)
 - b. Recall of Director Varvayanis from BOD
 - c. Recall or remove Directors Harvey, Velayas, Peter, and Hawke
 - d. Conduct a complete audit of financial records back to 2004
 - e. Timber Compartments 3 & 4 w/ net profit of \$40,000 or more
 - f. Maintenance budget and assessment for 2011-2012.
 - g. Election of Board of Directors:
 - h. Other new business.

Every property owner can vote on the budget and assessment. Only Odd Fellows and Rebekahs can vote for Board members and other OFSRA business. To vote on OFSRA business, you must bring your current paid Lodge dues receipt. You cannot vote on OFSRA business without it. Enclosed with this letter is the proposed budget for the 2011-2012 fiscal year with the 2010-2011 figures for comparison. If you are unable to attend, please send a proxy with a friend or mail it to the Board of Directors at the address above along with a copy of your current paid lodge dues receipt.

Sincerely, Boards of Directors
Odd Fellows Sierra Recreation and Homeowners' Associations

2011 OFSRA ANNUAL MEETING PROXY STATEMENT

2010 Annual Meeting Minutes (OFSRA/OFSHA):

_____ Approve the reading of the minutes

_____ Disapprove the reading of the minutes

Vote to elect three Directors, three three-year terms and one Director, a two year term, or any additional openings: (OFSRA)

_____ Candidate _____
_____ Candidate _____
_____ Candidate _____
_____ Candidate _____

_____ Candidate _____
_____ Candidate _____
_____ Candidate _____
_____ Candidate _____

Proposed 2011-2012 annual budget and assessment (OFSRA):

Approval of License Agreement & Water Use Agreement

_____ Approve

_____ Disapprove

Conduct a complete audit of financial records back to 2004

_____ Approve

_____ Disapprove

Approval of maintenance budget & assessment for 2011 – 2012

_____ Approve

_____ Disapprove

Recall Director Varvayanis

_____ Yes

_____ No

Recall/Remove Directors Harvey ___Yes ___No Velayas ___Yes ___No Peter ___Yes ___No Hawke ___Yes ___No

Timber Compartments 3 & 4 w/ net profit of \$40,000 or more ___ Yes ___ No

All other matters that may come before the annual meeting for a vote (OFSRA):

_____ Yes

_____ No

If no instructions are marked above, the person authorized below will vote as he or she sees fit:

I authorize _____ to vote as directed.

Please include a copy of your current paid lodge dues receipt (ID Card)

Member's signature

Odd Fellows Sierra Recreation Association
Odd Fellows Sierra Homeowners' Association
P.O. Box 116, Long Barn, CA 95335, Phone (209) 586-3098, E-Mail: sierrapark@sierrapark.org

Dear Park Member,

This is the **OFFICIAL NOTICE** regarding the **Annual meeting** to be held at the place, date and time stated below:

- Place: Odd Fellows Sierra Park Recreation Hall.
- Date: Sunday May 29, 2011
- Time: 9:00 a.m. (Sign in to begin at 8:00).

The agenda will be as follows:

1. Call the meeting to order at the end of the Sierra Recreation Association meeting
2. Pledge of allegiance to the flag.
3. Invocation.
4. Conduct Sierra Homeowner's Association meeting
5. Reading of minutes of last annual meeting.
6. Communications.
7. Old Business:
 - a. Install raft at lake
8. New Business:
 - a. Approval of the amendment of the OFSHA by-laws
 - b. Removal of Director Varvayanis
 - c. Removal or recall Directors Harvey, Velayas, Peter, and Hawke
 - d. Renewal of license agreement (see attachments)
 - e. Renewal of water use agreement (see attachments)
 - f. Approval of fee schedule
 - g. Maintenance budget and assessment for 2011-2012
 - h. Election of OFSHA Board of Directors:
 - i. Other new business.

Every property owner can vote on the budget, assessment, OFSHA Board members and other OFSHA business. To vote on OFSHA business, you must bring a valid ID and be registered as the owner of your property on the Sierra Park data base. You cannot vote on OFSHA business without it. Enclosed with this letter is the proposed budget for the 2011-2012 fiscal year with the 2010-2011 figures for comparison. If you are unable to attend, please send a proxy with a friend or mail it to the Board of Directors at the address above along with a copy of your valid ID and a signature on the proxy submitted.

Sincerely, Boards of Directors
Odd Fellows Sierra Recreation and Homeowners' Associations

2011 OFSHA ANNUAL MEETING PROXY STATEMENT

2010 Annual Meeting Minutes (OFSRA):

Approve the reading of the minutes Disapprove the reading of the minutes

Vote to elect nine Directors, three three-year term, three two-year term, three one-year term (OSHA):

<input type="checkbox"/> Candidate _____	<input type="checkbox"/> Candidate _____
<input type="checkbox"/> Candidate _____	<input type="checkbox"/> Candidate _____
<input type="checkbox"/> Candidate _____	<input type="checkbox"/> Candidate _____
<input type="checkbox"/> Candidate _____	<input type="checkbox"/> Candidate _____
<input type="checkbox"/> Candidate _____	<input type="checkbox"/> Candidate _____

Replace the raft in the lake (OSHA)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Approval of the amendment of OFSHA by laws:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Removal of Director Varvayanis:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Recall or Remove Directors Harvey, Velayas, Peter, and Hawke:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Renewal of license agreement:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Renewal of water use agreement:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Approval of fee schedule:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Approval of Maintenance budget and assessment for 2011-2012	<input type="checkbox"/> Yes	<input type="checkbox"/> No
All other matters that may come before the annual meeting for a vote (OSHA)	<input type="checkbox"/> Yes	<input type="checkbox"/> No

If no instructions are marked above, the person authorized below will vote as he or she sees fit:
I authorize _____ to vote as directed.

Please include a copy of a valid ID with signature attached to this proxy.

_____ **Member's signature**