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**Sierra Recreation Association**

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June 15, 2005

President's Corner

I first must apologize for last month's newsletter in that there was a mistake in the minutes that I did not catch and correct. I sincerely apologize to Linda Clark for the misprint regarding the costs of her bookkeeping service. The minutes reflected \$125.00 per hour when the correct figure should have been \$25.00 per hour. I take full responsibility for this error.

The next item pertains to the yearly calendar for the Park. Please mark these dates on your calendar in order that you may join us to celebrate in the festivities.

**September 3<sup>rd</sup>, 2005**    **Bingo Night**  
**September 4<sup>th</sup>, 2005**    **BBQ and Potluck**  
**December 17<sup>th</sup>, 2005**    **Christmas Dinner**  
**March 18<sup>th</sup>, 2006**        **St. Patrick's Day Dinner**

Board member Chuck Aston has volunteered to start the process for us to acquire the generator for Well #6. The Board appreciates Chuck's offer and we all realize that it will take a tremendous amount of work to accomplish this project. The Board is working on this project diligently.

The playground committee is also working very hard to acquire bids for the new playground equipment. The Park appreciates your effort in this matter.

Attached, you will find a new set of rules for the Park. Please post in your cabin so that everyone knows the rules of the Park.

If you see Mike, our caretaker, cruising around the Park in a new white Toyota pick-up, wave and get out of the way. The Board approved a new vehicle for the Park and we were able to secure a new 2005 Toyota Tacoma under the budgeted amount allowed. It is a simple 4 wheel drive with nothing fancy but will fulfill the needs of the caretaker and cost a lot less to maintain. We are looking for side equipment boxes that mount on the sides of the bed. If anyone has one that they would like to donate, please contact Mike and let him know.

This is going to be a short article this month due to the Park rules, annual meeting minutes, and the June Board meeting minutes included with this newsletter. Have a wonderful summer and enjoy the Park as much as possible.

Respectfully,  
Michael Rainwater, President

Caretaker's Corner

Mike has been very busy this month and the weather has not cooperated. Mike would start cleaning the picnic tables and staining them when the rain would start and shut him down. Mike would move indoors and work on other projects that needed finishing from the winter months. The new Park directory sign has been finished and looks like a million dollars. Great job, Mike! All the grass around the lake has been mowed and trimmed and several benches have been placed around the lake. Picnic grounds have been cleaned up and new sand has been deposited around the playground equipment. In addition, the normal duties that Mike takes care of such as, garbage pick-up, maintain water levels, and perform other minor repair jobs as required. As always, the Park looks terrific and is a true paradise to both those homeowners who live here and those who come to visit. Thanks to Mike's hard work and dedication, we can all enjoy our Park in comfort and safety.

ODD FELLOWS SIERRA RECREATION ASSOCIATION  
ANNUAL MEETING MINUTES  
MAY 29, 2005

The meeting was called to order at 9:20 a.m. by President Mike Rainwater.

Board Members Present: President Mike Rainwater, Vice President Bob Cloak, Secretary Norrine Coyle, Treasurer Roger Townsend, Members Charles Aston, Tom Clark, Robert Snell; absent and excused Mike Rainey.

There were 51 Odd Fellows and Rebekahs and 20 homeowners making a total of 71 in attendance which exceeded the amount needed for a quorum.

The pledge to the flag was led by Tom Clark. The invocation was given by Doris Selman.

By motion (Ed Smith/Doris Kilgore Williams, unan.) the minutes of last year's meeting were approved as mailed.

Correspondence: None

Announcements: The President introduced and thanked Glenda Bonner and Brian Adler for helping today.

He said that the final decision concerning the Boy Scouts was that the Boy Scouts have the right to use Wheeler Road and Jordan Way West.

Dan Meade and Kim Wach are planning another Bingo and Dessert night at the lodge hall on September 3. Last year they gave the net proceeds of \$400 to the Park for this year's fishing derby. The proceeds of this year's Bingo party will go toward the expenses of next year's fishing derby.

Doris Kilgore Williams said on the last Sunday in June a new Rebekah Lodge will be formed for the Park. The ceremony will be held in Sonora. She encouraged women to join. It was also mentioned that the Odd Fellows Lodge in the Park is accepting new members.

The Tuolumne County Air Pollution Control Dept. has told us we can no longer burn pine needles. We will dispose of the needles that have been collected but not burned using the \$7,000 collected this year.

The President recognized past Board members and those leaving or who have recently left the Board including Greg Brown, Robert Snell, Mike Rainey who was unable to attend, and Tom Clark who completed one year of a term that was vacant and is running for a full term. He also introduced Mike Caropreso who received a round of applause from the audience.

Committee Reports:

Water - Cloak: We've had very few leaks, and had a good report from Aqua Labs. We need to have the tanks serviced this coming year. There are some dead ends on the lines that have been flushed. There is no need to put in larger lines. We don't have to put in a line for chlorination. No tests have been done on the water table, but it appears to be high. He has taken and passed the water distribution certification test.

Roads - Snell: Over the past few years, we have been paving the roads with the ones in the worst shape being done first. This year, Deborah to the far end of Rebekah will be paved and a hole on Sarah Circle will be patched. George Reed will be doing the work using Cal Trans' quality materials and at their price. If you want to have them pave your driveway while they are working in the Park, immediately start trying to get a hold Kelvin Yee at 209-984-5202, or try leaving a message on the web site of [www.georgereed.com](http://www.georgereed.com). The work will take about 4 days. There are some new signs up in the park for legal protection.

Buildings - Clark: There were no major leaks in the roof of the hall. The insurance on all buildings has been updated. There were no major problems.

Timber - Townsend: We had a project by the water tank and at Three Links Camp. We made \$56,854.87 with expenses of \$6,736.63. In the past, each Board has decided how much clean-up was to be done. We decided that more should be spent to do more clean-up on these two projects for fire protection. What some people think is a fire road is actually the old road to a quarry used many years ago to get sand for road work in the Park. The road is no longer used.

Health & Safety - Rainwater: People with ATV's must trailer them to the water tank and ride on fire trails from there. We don't want people on ATV's going around the gate so the gate was opened for this weekend. We have a new little "shed" on the lake which covers a metal rod that is in the bottom of the lake and could have injured someone. All dogs must be on a leash and kept a long ways from the lake. The lake water is very cold right now. The raft is not in the lake because the water is too cold for swimming but will be put in later.

Equipment - Rainwater: The compressor broke and had to be replaced. The snow plow tires were worn out and the drive shaft broke and all were replaced. The Park truck is broken down and a small four cylinder pickup will be purchased which will be more economical to operate.

Recreation - Aston: The Park held its annual Holiday and St. Patrick's Day dinners, and a pot luck was held on Labor Day. The fishing derby

was held on the Saturday before Father's Day and will be again this year. Raffle prizes will be given and we will be selling tickets for the prizes. The Bingo party was fun and will be held again this Labor Day. Bill & Doris Williams have made badges for the fishing derby. There will be 12 fish tagged. Any children who catch those will get a gift certificate for Toys R Us.

Finance - Townsend: Assessments were all paid without having to take anyone to court. Property owners who have been Odd Fellows or Rebekahs for five years are supposed to get a certificate designating them as "A" status rather than "B" status. This hasn't been done in the past. During the coming year, we are going to try having the accounting firm that we have used for many years write the checks to pay our bills and send out the bills and collect the assessments. Income for 2004-2005 was \$266,624.06 plus interest and miscellaneous income of \$50,251.99. Expenses totaled \$218,232.35.

#### Old Business

The generator has been approved by the home owners and will be placed on Well No. 6. With a power outage, 16 feet of water would last about 3 1/2 days. At 21 feet, it would last about 5 days. In the winter when not as many people are at the Park, it might last 12 days. The generator will cost about \$20,000. A 50 kilowatt generator is required. Since 9-11-01, city and private agencies are under Federal regulations to guarantee that water and other essential services are provided in case of emergency. By motion (Greg Brown/Doris Williams, passed with 33 yes, 14 no, 1 blank) the money for the generator is to be taken from the Timber Fund.

#### New Business

The President proposed that Timber fund interest be used to purchase new playground equipment with a special material to go under it to prevent injuries. Roger Townsend said that any money left over from the fishing derby could be added to the amount being spent for the equipment. The company that sells the material to go under the equipment will give the Park a liability insurance policy for \$10,000,000 if the company installs the equipment and the safety material. A motion to use accumulated interest in the Timber Fund (Pat Monahan/Daylene Guidice, yes 14, no 34) to purchase new safer playground equipment immediately failed to carry.

A motion (Doris Williams/Clare Smith) to approve the proposed assessment was withdrawn by the motion maker and the second.

A motion (Kim Wach/Pat Monahan) to increase the assessment to \$545 with the extra assessment amount to match the Timber Fund interest to purchase playground equipment was withdrawn by the motion maker and the second.

By motion (Fred Coleman/Tom Clark, passed) it was agreed to borrow up to \$30,000 from the Timber Fund to purchase the playground equipment and add \$20 to the proposed assessment each year until the amount borrowed is paid back.

By motion (Fred Coleman/Tom Clark, passed) the "A" members agreed to loan up to \$30,000 of Timber Fund money to purchase the playground equipment.

Kim Wach will chair a committee to make recommendations to the Board on what pieces of equipment can and should be purchased.

By motion (Fred Coleman/Ed Smith, passed) the assessment will be \$545, including the \$20 for playground equipment for 2005-06.

#### Election

The four Board positions open this year are Tom Clark who had announced that he is running for a new term, Mike Rainey, Robert Snell, and the remaining one year of Sean Kasper's term. The election board appointed was Clare Smith, Barbara Adams and Norrine Coyle. Nominated from the floor were Mike Van Gundy, Doris Selman, and Charles Varvayanis. Ed Smith asked that voters be allowed to cumulate their votes.

By motion (Fred Coleman/Bob Manning, passed) nominations were closed.

Elections results were:

Doris Selman 66

Mike VanGundy 48

Tom Clark 44

Charles Varvayanis 23

There being no further business, the meeting adjourned at 1:10 p.m.

Respectfully submitted,

Norrine Coyle, Secretary

June Board Meeting Payments

<u>Date</u>	<u>Number</u>	<u>Pavee</u>	<u>Account</u>	<u>Payment</u>
6/16/05	11412	D'Amico, Douglas	510-Refund	\$100.00
6/16/05	11413	Charles Aston	-split- fish	\$1,426.14
6/16/05	11414	Mike Caropreso	728-Employee Benefits	\$500.00
6/16/05	11415	Postmaster	758-Member Commu.	\$240.00
6/16/05	11416	Ruth Townsend	731-Fish Derby	\$176.50
6/16/05	11417	Doris Selman	758-Member Commu	\$66.83
6/16/05	11418	Tom Clark	705-Auto Mileage	\$52.06
6/16/05	11419	Twain Harte Lumber	780-General Park Maint.	\$592.23
6/16/05	11420	Mike Caropreso	102-Petty Cash	\$11.98
6/16/05	11421	SBC	737 Gate Expenses	\$19.34
6/16/05	11422	SBC	791-Telephone	\$87.96
6/16/05	11423	Waste Management	736-Garbage	\$629.10
6/16/05	11424	Zaks	-split-	\$225.58
6/16/05	11425	Eric Carlson Accounting	756-Accounting	\$360.00
6/16/05	11426	A & A Portables	740-Health & Safety	\$74.63
6/16/05	11427	Zenith Insurance	744-Insurance	\$908.00
6/16/05	11428	J.S. West	792-Utilities	\$184.91
6/16/05	11429	Modesto Toyota	203-Equipment	\$19,816.62

ODD FELLOWS SIERRA RECREATION ASSOCIATION

Board of Director's Meeting  
June 11, 2005

Present were: President Mike Rainwater, Vice President Bob Cloak, Secretary Norrine Coyle, Treasurer Doris Selman, Members Charles Aston, Tom Clark, Roger Townsend, Charles Varvayanis; absent and excused Mike Van Gundy.

The meeting was called to order by President Mike Rainwater at 8:30 a.m.

The minutes of the May 21 meeting were approved as corrected to show that Linda Clark charges \$25 per hour, not \$125 per hour.

Members before the Board: Ed Smith asked about cutting the grass. Mike will cut it as soon as the ground dries enough to get on it.

Correspondence: Request from Eric & Cathy Canales to rent the lodge hall on Sunday, July 3, 2005, for a wedding and reception and enclosing a certificate of insurance and a check for \$300 for the deposit which they are donating to the Park; copy of a letter and bill from Roger A. Brown, Attorney, to CNA Insurance company; value notification on 4 parcels from David Wynne, Assessor; change of address for Carol Rueb; letter from Ralph Quinones about receiving the newsletter; 1st American Title request for information on Lot 16A; water systems operations and maintenance class information; Request by Fidelity National Title Co. about the Zobel property, Dept. of Water & Power information about a workshop; Andy's Home Center gift certificates for the fishing derby, request for pre-title information from First American Title and sending \$100 transfer fee for property closing on May 23 and will be refunded since the fee doesn't go into effect until June 1.

Committee Reports:

Water - Cloak: Water usage during the past month was 724,000 gallons.

Roads - Varvayanis: He will be meeting with Robert Snell to learn what to do. The Caretaker is going to show him places that are problems.

Buildings - Clark: Woodpecker holes have been patched in the concessions shed.

Timber - Townsend: Nothing new.

Health & Safety - Aston: Portable toilets are in place in time for the fish derby. He will see that the gate is open for the fish delivery. A dog is running loose on Deborah.

Equipment - Rainwater: Everything is O.K. on equipment.

Recreation - Clark: People are needed to help sign in participants, measure fish, give out prizes. Many businesses have donated prizes.

Finance - Selmar: Total bills were \$5,555.26 plus payroll. By motion (Townsend/Clark, unan.) it was agreed to pay the bills. We use Oak

Valley Bank for our money market account, but will use U. S. Bank for our checking account until we are out of those checks and will then use Oak Valley Bank for checking. Carlson's will send out assessment bills and, for an additional fee, will send out one reminder. Donations during May for the fish derby totaled \$475.

Old Business: If the disc that the President gave the C.P.A. will work, they will charge us less than the originally quoted \$500 set up fee. Carlson has been charging us a retainer of \$300 per month. Since we are now becoming a bigger client, they will no longer charge the retainer. They will deposit all assessments as they are received. Regarding the generator, three places have said we need a 50 kilovolt generator. Chuck Aston will check with the County Air Pollution Control Board, Planning Dept. and any other agencies involved in the process of getting permits that we are required to have. Maintenance costs also need to be checked out. We are still waiting for information about insurance for Board members. When the park truck is no longer licensed, its insurance rates will go down.

New Business: Bob Cloak will take care of the gate. JoJo Carapreso will fill in when Bob is not available. Nine clickers were in the system but not accounted for. They have been taken out of the system. The Park's Rule and Regulations were reviewed and a few minor changes made. Copies will be sent to all property owners. A form letter will be sent to title companies informing them of the \$100 transfer fee required as of June 1. We could have someone come in and load the pine needles we were not allowed to burn at \$175 per load, or could have the company in Twain Hart bring in its grinder. By motion (Townsend/Aston, unan.) it was agreed to get the grinder from Twain Hart if the cost is under \$6,500. Grass seed will be purchased to reseed areas in the meadow that are bare dirt. It was agreed that the merry-go-round should be removed as soon as possible because it is broken, and the slide will be removed as soon as we can. The other playground equipment will be kept in good repair until the new equipment is ready to install. Tom Clark said many years ago, someone moved the Park road so that it is actually on his and his neighbors' property. By motion (Aston/Cloak, unan) it was agreed to ask the Park's attorney to write a letter of indemnity releasing the Clarks and Shelcrosses from any liability for that part of the road.

There being no further business, the meeting adjourned at 11:50 p.m. The next meeting will be July 16, 2005, at 8:30 a.m.

Respectfully submitted,

Norraine Coyle, Secretary

# **RULES AND REGULATIONS FOR THE ODD FELLOWS SIERRA PARK RECREATION ASSOCIATION AND HOME OWNERS ASSOCIATION**

## **PHILOSOPHY**

In any community rules are necessary in order to create a safe environment and promote harmony between all residents. By following the rules and helping in the enforcement of them, all residents will contribute to making our mountain community a pleasant and enjoyable place. Members are responsible for understanding and following the rules as well as being responsible for the actions of family members, guests, and renters.

## **RULES**

### **I. Recreation Area - Picnic and Barbecue Grounds/Recreation Hall**

#### **A. Rental**

1. Request to be sent in writing to the Board of Directors sixty (60) days prior to event.
2. Fifty dollar (\$50) rental fee for use of picnic & barbecue grounds and recreation hall.
3. Two hundred-fifty (\$250) deposit is required. Deposit refunded if Board President or representative determines that the area is clean, undamaged, and nothing missing.
4. The Board of Directors may change the fees. Members will be notified via monthly newsletter thirty (30) days prior to change.
5. Sponsored only by a member.
6. Sponsor must be present at all times.
7. Limited to seventy-five (75) people in either the Park/Recreation Hall
8. Event must end no later than nine (9:00) P.M.
9. \$1,000,000 liability insurance required.

#### **B. Activities Prohibited**

1. Driving or parking any motor vehicle off of paved roads or outside of designated parking places.
2. Operation of any device (radio, generator, amplifiers, etc.) which emits sound at such a high level that it is deemed inappropriate by the Board President and or his representative.
3. The removal of any Park property.
4. The use of any supplies belonging to the Park.
5. The use of any illegal substances.
6. Commercial or business use.

### **II. Licensed Motor Vehicles**

- A. All vehicles must be licensed for use and approved by the Dept. of Motor Vehicles for use on all roads, highways, and freeways in the State.
- B. All State and County regulations governing motor vehicles apply on all Park property.
- C. Only licensed drivers may operate a motor vehicle within the park.
- D. Park off the roadways at all times - extra parking available in lot by lake.
- E. Illegally parked vehicles will be towed at owners expense.
- F. No excessive noise - 80 decibels (EDBA) or greater

### **III. Unlicensed Motor Vehicles ( ATVs, Dirt Bikes, Snowmobiles, etc. )**

- A. Use on any Park property is prohibited.
- B. Exception to "A":
  1. Dirt road to the water tank may be used to access the forest service road behind the water tank.
  2. Unlicensed vehicles must be transported to the cul de sac bordering the dirt road by a licensed vehicle and a licensed driver.
- C. Board of Directors may modify or change rules at any time

#### IV. Garbage Dumpster

- A. Wet or household garbage only - no forest debris
- B. Carpet, building material, chairs, mattresses, oversize objects, etc., prohibited.
- C. Hazardous waste prohibited.
- D. Contractors are prohibited from using the Park dumpster.

#### V. Lake

- A. Activities prohibited
  - 1. Nude swimming or sunbathing
  - 2. Dogs or other animals in or around the lake pursuant to Tuolumne Health Dept.
  - 3. Motorized craft.
  - 4. Behavior that endangers or interferes with the safety of others.
- B. Fishing limited to those fifteen (15) years of age or younger.

#### VI. Activities Prohibited in the Park

- A. Excessive noise as determined by the Board President and or his representative or Park caretaker.
- B. Violation of Park quiet time - 10:00 P.M. to 8:00 A.M.
- C. Dogs running wild or unleashed pursuant to Tuolumne County Code.
- D. Loaded firearms or discharging firearms.
- E. Commercial activity.
- F. Dogs constantly barking.
- G. Wasting water, as determined by the Board or Park caretaker.

#### VII. Wood Cutting

- A. Prohibited in active timber harvest areas.
- B. Open only when announced by the Board of Directors.
- C. Down timber only - cutting of standing trees is prohibited.
- D. Property owners are responsible for trees on their own property such as dead or damaged ones. Must be removed as soon as possible for the prevention of the fire danger.

#### VIII. Burn Area: **CLOSED**

#### IX. Conditions & Restrictions of Individual Property Owners

- A. Property owners must maintain property with fire prevention in mind.
  - 1. Debris and/or pine needles must be cleared one hundred (100) feet from residence or to property line and in compliance with CDF regulations.
- B. Property cannot be used as a location for the collection of garbage, debris, and/ or junk.

#### X. Conditions and Restrictions for Access Across Park Property

- A. The following conditions and restrictions apply for access across Park property to private property for the building of a road, drive, or other forms of access requiring construction.
  - 1. Access must be from an improved (paved) road.
  - 2. The road, drive, or access must remain within the property lines of the property being accessed.
  - 3. All County codes must be met.
  - 4. All permits required by the County must be obtained.
  - 5. Proper culverts must be installed.
  - 6. Removal of Park trees must be approved by the Board of Directors and only upon the

- submission of a County approved plan.
7. All plans and work must be approved by the Board of Directors before commencement of any work.
  8. The person seeking approval for the access must be the owner or legal agent of the owner.
  9. All access through or across Park property is by permission of the Board of Directors before, during, or after any improvement to private property under these conditions and restrictions. Owners of private property shall not acquire any prescriptive rights or easements over Park property, and the Park Board may deny permission to cross or occupy Park property at any time.
  10. The Board of Directors may demand proof of insurance applicable to the construction of the improvement(s) and/or the improvement(s) themselves as a condition precedent to permission to use or cross Park property.

#### XI. Warnings and Fines

##### A. Warnings/Fines

1. First violation by a homeowner or guest will be a verbal warning and an explanation of the Park rule.
2. A second violation, of the same rule, by a homeowner or guest will require the homeowner or guest's homeowner to address the Park's Board of Directors in regards to the rule violation.
3. A third violation, of the same rule, by a homeowner or guest will result in a fine imposed by the Park's Board of Directors based on the rule violation and any costs that the park might have incurred to enforce said rule. Payment will be made within 30 days after receiving a notice from the Park's Directors.

#### XII. Water System Maintenance Charge Policy

- A. The Company's water system is the responsibility of the Company and any work associated with the system will be performed under the direction and supervision of the Company Board
- B. Should a breakage or malfunction occur and it is determined by the Company Board or caretaker that someone or company is responsible, the following charges will apply:
  1. Initial response - \$100.00 per hour with a two hour minimum charge. Includes backhoe if required. Time spent beyond the two hours will be charges in 30 minute increments at \$50.00 per increment.
  2. If it is determined by the Company Board or caretaker that additional assistance is required, a charge of \$50.00 per hour with a two hour minimum will apply for each additional person/employee responding. Time spent beyond the two hour increment will be charged in 30 minute increments at \$25.00 per increment.
  3. Costs that may be incurred by the necessity of having others respond to assist the Company repair water service will be billed at actual cost.
  4. Materials and service costs, i.e. related testing, valves, pipes, etc., will be charged to those responsible for the breakage.
- C. This policy does not relieve those responsible for the system breakage or malfunction from any liability or consequence of their actions.

#### XIII. Assessment

- A. The annual assessment is due the date it is approved by the Board (per the by-laws of the Corporation) or June 1, whichever date is the latter.
- B. Unpaid assessment become delinquent on the following August 1.
- C. A fee of twenty-five (\$25.00) dollars will be billed monthly on any outstanding balances including delinquency fee.
- D. Property owners whose accounts are delinquent are subject to having their water disconnected and are prohibited from using all other services and common areas provided by the Corporation. If a water service is disconnected and the property owners bring their account current,



a \$50.00 reconnection fee will be levied and must be paid prior to service being reconnected.  
E. Delinquent accounts are subject to legal action, including recovering of attorney fees and costs incurred in collection or validated litigation.

Board of Directors  
Sierra Park Recreation Association, Inc.

Approved January 19, 2002  
Amended May 18, 2002  
Amended July 17, 2004  
Amended June 11, 2005

Odd Fellows Sierra Recreation Association  
P.O. Box 116  
Long Barn, CA 95335

**RETURN SERVICE REQUESTED**

U.S. Postage Paid  
Bulk Mail  
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Long Barn, CA 95335