



SIERRA RECREATION ASSOCIATION

2009-2010

◀ Directors ▶

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



◀ Rebekah's Corner ▶

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



The 2008 Water System Consumer Confidence Report is now available on the website at www.varvayanis.com/sp/water.htm. If you do not have access to the web and would like a copy mailed to you, please contact us.



Park Information

- **Phone:** (209) 586-3098
- sierrapark@sierrapark.org
- www.varvayanis.com/sp

Odd Fellows —Long Barn, California, USA

July 2009

Notes From The Board



SAFETY FIRST! ALSO, I SAW A BEAR, OH MY!

All homeowners need to be alert to safety violations. An increase of unleashed dogs poses a safety threat to the community and to the pets of others. Speed is another problem that is escalating. Please report any observation of safety violations to Gordie so that they can be addressed immediately.

A BEAR has been sighted in the Park over the last few weeks. It was seen on Abraham six times where it broke into a storage container. We should all be careful about leaving food and other things that might be attractive or tempting to a bear in easily accessible storage boxes, cars, and on decks or porches.

TO PURCHASE OR NOT TO PURCHASE?



As noted in the minutes of our July Board Meeting, the 23-acre parcel known as Camp Cedarbrook located at the back of the park is up for sale. The Board is interested in gauging the interest of Park residents in the possible purchase of the property. Much research will be required before any proposal is formalized and the Board would like your opinion before that research is undertaken.

As you may know, the property was at one time a Boy Scout camp. In 2004 and 2005 we were defendants in a lawsuit in which Cedarbrook sought access to their Camp through the Park. The court awarded a \$40,000 judgment against the Park and granted a prescriptive easement to the Boy Scouts for ingress and egress through our gate at Highway 108, and this right will extend to any future owner of the property.

At this point we understand that only organizational interests are looking at the property, some of them commercial in nature. They will, of course, seek to use our roads to gain access and we will have no ability to restrict their use given the foregoing judgment. We have only limited information on the condition of the Camp, which is discussed in the minutes, and have come to no conclusions regarding value, financing, or potential uses at this point, and will not do so until we receive your reactions. What information we do have can be found at http://www.varvayanis.com/sp/Camp_Cedarbrook.htm. The most valuable elements are the Complete Summary Appraisal, dated 5/7/2004, and the Camp Cedarbrook Sale Tour, dated 4/4/2009.

Please indicate your preference regarding whether we should proceed to investigate the particulars regarding Camp Cedarbrook by checking the appropriate box on the next page and forwarding your vote to us. We thank you for your assistance.

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

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

Please check one of the boxes below, trifold this page, place a postage stamp where indicated, and return your proxy via U.S. Mail. You may also e-mail your proxy to the park e-mail address on page 1.

Yes, please investigate the opportunity

No, this is not something we should pursue

Postage
Stamp Goes
Here

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

BOARD MINUTES FOR JULY 18, 2009

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

The meeting was called to order at 8:28 am by President Jesse Worsham. Vice President Andrea Miller had an excused absence. Mr. Orth delivered the Invocation. Motion and second to approve minutes from the June Board meeting was passed unanimously.

Homeowners Present: Fred and Ann Coleman, Steve Wallace, John Morgenroth.

John Morgenroth inquired as to when the damage to his parking pad will be fixed. The Board discussed preventative measures to avoid future similar occurrences by the installation of snow markers.

Fred Coleman brought forward the idea that the Odd Fellows and or the Homeowners association should purchase the Boy Scout Camp. He expressed the opinion that with falling prices in the real estate market this would be a great opportunity to purchase this land. Shaun Velayas presented loan information from Oak Valley regarding potential terms of a loan. The loan-to-value requirement is 50% with a 10 to 15 year amortization. A loan rate of between 7-8% with a 5 year adjustable rate is currently available. The Board discussed possible income-producing uses for the property. Charles Varvayanis reported the pool potentially could be used by homeowners. He stated that the pool pump would need to be serviced and the lighting will need to be replaced, but other than those two issues the pool is in reasonably good shape. There are four buildings on the property comprising a caretaker cabin, a dormitory, a small lodge in reasonable shape, and a cafeteria with a stove that is old but usable. The property is between 21 and 25 acres and has harvestable timber on it. Fred Coleman expressed his thoughts on the fact that the purchase of this property would resolve the current issues we have with access. The idea of a conference center was brought up as a potential use. Ann Coleman pointed out that a conference center would create a constant stream of cars, buses and other traffic over our property. Charles Varvayanis recommended that a proxy be created and sent to the homeowners and Odd Fellows to find out how the community would view the concept.

Correspondence: Charles Varvayanis received a telephone call from Rollando Person to complain that the annual assessment was too high, and that the snow removal process was leaving too much snow in the driveways of homeowners.

A thank-you letter was received from Katie Smith thanking the board for the work on the lake. She expressed disappointment that the raft is no longer at the lake, and she requested that it be replaced. Mike Ford feels that it is feasible to replace it. Paul Emery made a motion to build a new raft by next summer, seconded by Shaun Velayas, and the motion passed unanimously. Paul Emery will be responsible for the project.

Linda Clarke sent a letter requesting use of the park. Mr. Worsham will handle the inquiry.

Committee Reports:

Water — **Charles Varvayanis:** Gordie expressed his desire to attend a free water workshop to be held August 6-7. All fire hydrants have been flushed. Two valves require repair -- one on Wheeler and one on Deborah. Three additional valves need to be exchanged and one is required for a spare resulting in a cost of \$3000.00. The 4" pipe on well six has been repaired. Water levels are at 17'-18'.

Water usage during the month was 114,600 gallons at Well 5, and \$1,156,600 at Well 6, for a total usage of \$1,271,100 gallons.

Bob Cloak, who is responsible for our water testing, has indicated his desire to resign in November. The next water operator certification test will be offered March 10 of next year. Information is being gathered regarding registration and cost, and the issue was tabled to the next meeting.

Roads — **Jesse Worsham:** Jessie Worsham and Steve Wallace found 5 areas of culverts that need to be cut out and repaired to improve drainage. We are still awaiting Cal Trans action to replace the Wheeler Road sign on Highway 108.

Buildings — **Mike Ford:** The cabin remodel is going well. A permit for work was required and received. The chimney will be removed and a sliding window put in its place. All windows need to be replaced due to leaks. The need for a secondary heat source for the caretaker's cabin was brought up. Charles Varvayanis recommended a wood stove to reduce the cost of heating. Mike Ford recommended a pellet stove instead to reduce wear and tear on the floor from wood dust and fragments. The issue was tabled for future discussion.

One of the outbuildings marked for demolition has been removed, leaving one additional to be dealt with.

BOARD MINUTES FOR JULY 18, 2009, CONT.

Timber — Charles Varvayanis: A total of six to seven dead trees are to be removed from behind the caretaker's cabin along with two trees on Marion. Limbs will go to the dump, and we will make logs available by posting a sign on the front of the lodge announcing the starting date upon which wood in the Old Camp Ground will be available for collection by the community. No wood may be collected until the noticed date and any wood so collected must remain, and be used only in, the Park.

Recreation — Jesse Worsham: The Fishing Derby was a great success. Music and the raffle were enjoyed by all. 260 adults and 116 children shared the picnic. An account of the number of fishing derby registrants is being compiled. The feel of the day was that of a family picnic.

\$1033.00 sold in raffle tickets; \$240.00 collected for wood Raffle @ \$10.00 per ticket; \$170.00 collected for bicycle raffle @ \$5.00 per ticket.

There have been multiple reports of unleashed dogs loose in the park. ***Dogs must be on a leash at all times.*** A potential for a future dog park was mentioned. This was tabled for a future meeting.

Health & Safety — Paul Emery: Mr. Worsham shut down a fireworks party on the 4th of July.

There is still too much excessive speed being used in the park which is a serious safety issue. Anyone seeing a safety issue should report it so that it can be addressed.

Equipment — Al Orth: A load of metal was taken to Modesto Junk for a credit of \$200.00. A front end alignment was done on the dump truck for a cost of \$119.69. An electronic valve for the control of the bucket and bed of the dump truck is required. A change of the controls to a joystick type for easier maneuvering is needed. Mr. Orth will get additional information for the next meeting.

The dump truck/snow plow needs to be stored indoors to prevent weather damage. The recommendation would be to park it in the building in the corp. yard. Estimates for body work will be needed for repairs to damage on Park truck. The park truck needs to be cleaned and detailed.

Finance — Shaun Velayas: Online Banking to pay the routine bills and reduce the cost of accounting services would be free at Oak Valley. Mr. Emery and Mr. Velayas will start the process of placing liens against the properties for which assessments are overdue this month. Bills for the month were \$28,560.73. Motion made and seconded to approve the bills for payment was passed unanimously.

Gate — Charles Varvayanis: Problems with latches and Gate magnets need to be addressed. The additional camera still needs to be placed. A parking lot pole will be required on which to mount the camera. Steve Wallace will get a quote on the pole and report back on the cost. A light at the top of the pole will also be required to replace the current light that belongs to PG&E.

Old Business: 1. Mr. Worsham will attend a Rebekah meeting to discuss the issue of shade for park tables. 2. The fifth wheel trailer parked at the Lake has been removed. 3. Pads or another device to hold down the Park tables are needed.

New Business: 1. Campground Cleanup needs to be completed. 2. Opportunity to purchase Camp Cedarbrook. Shaun will acquire the purchase price and report findings at the next meeting. He will also create a proxy to be distributed to homeowners to get the sense of the community on this issue.

Closed session meeting

Cathleen Smith has resigned from the Board effective July 31, 2009. We, are therefore, short one board member and encourage any homeowner who is interested in serving to contact at us either through a telephone call to the Park phone, or an email notice.

Meeting adjourned at 11:30 a.m. Next meeting will be Saturday, August 15, 2009, at 8:30 a.m.

Minutes humbly submitted,

Cathleen Smith

Secretary

CHECKS DISBURSED FROM 6/25/09 TO 7/24/09

Type	Date	Num	Name	Split	Amount	Balance
Opening Balance						11,869.80
Check	06/25/2009	1089	PG&E	utilities	-7.17	11,862.63
Check	06/25/2009	1090	Rick's Electric	Caretaker Cabin Remodel	-174.32	11,688.31
Check	06/25/2009	1091	Valley Distributors, Inc.	Caretaker Cabin Remodel	-2,322.44	9,365.87
Check	06/25/2009	1092	Vaughn, Larry	Corp Yard Clean up	-991.06	8,374.81
Check	06/25/2009	1093	Wallace, Steve	Caretaker Cabin Remodel	-1,323.43	7,051.38
Paycheck	06/26/2009	1087	Cloak, Robert B.	payroll	-91.25	6,960.13
Paycheck	06/26/2009	1088	Godbey, Thomas	payroll	-961.44	5,998.69
Liability Check	07/08/2009	1094	EDD	payroll taxes	-146.66	5,852.03
Liability Check	07/08/2009	1095	Oak Valley Bank	payroll taxes	-860.90	4,991.13
Check	07/08/2009	1069	Odd Fellows Sierra Recreation Assn.	133 · Oak Valley Community Bank M.M.	10,000.00	14,991.13
Check	07/09/2009	1097	Wallace, Jason	Caretaker Cabin Remodel	-6,600.00	8,391.13
Check	07/09/2009	1098	Vaughn, Larry	Corp Yard Clean up	-281.20	8,109.93
Paycheck	07/10/2009	1096	Godbey, Thomas	payroll	-961.44	7,148.49
Check	07/23/2009	1101	A & A Portables Inc.	740 · Health & Safety	-289.02	6,859.47
Check	07/23/2009	1102	AT&T	telephone	-100.29	6,759.18
Check	07/23/2009	1103	AquaLab	794 · Water Testing & Fees	-1,635.00	5,124.18
Check	07/23/2009	1104	Calaverous Trout Farm	731 · Fish Derby	-1,375.00	3,749.18
Check	07/23/2009	1105	Carlson, Haff & Associates	756 · Accounting Services	-2,064.47	1,684.71
Check	07/23/2009	1106	J. S. West	792 · Utilities	-37.10	1,647.61
Check	07/23/2009	1107	Joe Cover & Sons Inc.	760 · Needle Expense	-12,220.00	-10,572.39
Check	07/23/2009	1108	Mike's Mowers	773 · Maintain Equipment	-50.88	-10,623.27
Check	07/23/2009	1109	Miller, Andrea M.	758 · Member Communications	-115.80	-10,739.07
Check	07/23/2009	1110	PG&E	utilities	-740.28	-11,479.35
Check	07/23/2009	1111	Sierra Rock Products, Inc.	774 · Maintain Roads	-710.67	-12,190.02
Check	07/23/2009	1112	Twain Harte Lumber & Hardware	Maintenance	-168.81	-12,358.83
Check	07/23/2009	1113	Velayas, Shaun	Reimburse Treasurer's Dues	-865.00	-13,223.83
Check	07/23/2009	1114	W.H. Breshears, Inc.	735 · Fuel	-1,492.05	-14,715.88
Check	07/23/2009	1115	Wallace, Steve	Caretaker Cabin Remodel	-883.94	-15,599.82
Check	07/23/2009	1116	Waste Management of Cal Sierra Corp.	736 · Garbage	-683.69	-16,283.51
Check	07/23/2009	1117	Worsham, Jesse R.	fishing derby-Food, PA system, Supplies- Fire Hydrant- Permit Caretaker Cabin	-755.95	-17,039.46
Check	07/23/2009	1118	Zaks	773 · Maintain Equipment	-18.09	-17,057.55
Check	07/23/2009	1119	Zenith Insurance Co.	744 · Insurance	-4,235.00	-21,292.55
Check	07/23/2009	1070	Odd Fellows Sierra Recreation Assn.	133 · Oak Valley Community Bank M.M.	38,000.00	16,707.45
Paycheck	07/24/2009	1099	Cloak, Robert B.	payroll	-91.25	16,616.20
Paycheck	07/24/2009	1100	Godbey, Thomas	payroll	-961.44	15,654.76
TOTALS					3,784.96	15,654.76