



SIERRA RECREATION ASSOCIATION

Odd Fellows —Long Barn, California, USA

August 2009

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

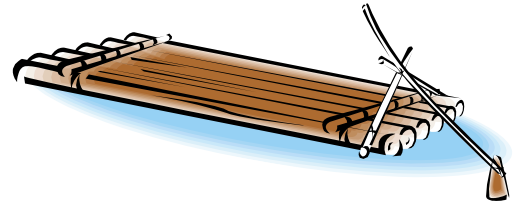
Notes From The Board



FIREWOOD AVAILABLE FOR CUTTING

The Park has downed several trees. The timber will be available for cutting and will be placed behind the Lodge and on the Old Campground. The Forest Service determines the days on which cutting can be done based on fire danger assessment. Cutting may begin on Saturday, September 12th, and continue for two weeks until September 27th, unless the caretaker learns that these are non-cut days in which case he will post such at the site.

TOM SAWYER'S RAFT—WHERE IS IT?



We have received recommendations from four homeowners regarding the raft that used to be in the Lake. These homeowners are split on whether it should be reinstated next summer or not. The Board is equally split. The Board's main concern is liability in light of the greater depth of the Lake. We would appreciate the comments of homeowners on this issue to guide us in exercising our discretion. The alternative is, of course, that users of the Lake bring their own floatation devices.



FISH THE LAKE ADULTS!

The Lake is now open for adult fishing. Go to it guys. No new water is coming into the Lake and we should get the fish out of there, so grab your poles and go for it!

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

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

BOARD MINUTES FOR AUGUST 15, 2009

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

The meeting was called to order at 8:42 am by Vice President Andrea Miller. President Jesse Worsham Board member Paul Emery were absent and excused.

Homeowners Present: Steve Wallace, Larry Vaughn, Mark and Pat Bradley.

Closed session meeting from 8:42 a.m. to 9:40 a.m.

Following the closed session the Board announced that it had accepted Steve Wallace's application to fill the vacant seat on the Board and invited him to participate in the meeting.

The Board also announced that due to the absence of Mr. Worsham the caretaker's probation will be extended for 30 days with a closed session evaluation to take place at the next Board meeting.

Correspondence: We received four communications regarding the absence of the raft in the pond. Two felt it was a liability and should not be replaced. Two requested that it be replaced. Discussion will be tabled until the New Business segment of the meeting. Tom Clark wrote regarding the slow progress of the work on the caretaker's cabin. Tabled for discussion under Buildings.

Larry Vaughan complained that a discussion he had with Mr. Varvaynis about his renter was supposed to be private but that renter showed up at his house to explain that all needles he had deposited in the burn pit came from inside the Park, and he brought statements from homeowners he did work for in this regard. Mr. Vaughan disputes the statements and continues to believe needles were brought into the Park from outside.

Mr. Vaughan referred a professional taper to the Park at the request of Mr. Wallace. The vendor needs a means of getting into the Park but the card he was given didn't work. Mr. Varvaynis will assure that the vendor has access.

Mr. Bradley spoke in favor of looking into the acquisition of Cedarbrook Park. He has a concern having heard many years ago that the grant was originally exclusively to the Scouts, and it was a use right only. He wants us to be sure that the title is in proper shape. Mr. Velayas will look into the continuing availability and status of title.

Committee Reports:

Water — Charles Varvaynis: Gordie reported that while he was replacing a valve up at the top of Rebecca, misseated it and it blew, sucking in some dirty water. He and Bob Cloak decided to chlorinate as a protective step, and contacted Aqualabs and got a tester. The test showed a 1.2 which is a good test. The line is fixed.

1,042,000 gallons of water were used in July. Aqua labs will be here to do normal testing this month.

There are a lot of 2" hydrants in the park instead of 2-21/2" which is the standard. They continue to work. The question is whether we should replace all the 2" hydrants with 2-1/2" hydrants at this time. Consensus was we will replace them when they need replacing as there is no urgent need. Gordie earlier ordered 6 and now has none in stock.

Charles Varvaynis reported that Well 6 is off line due to an electrical problem. Gordie will check that out today and report a fix at the next meeting.

Roads — Jesse Worsham: No report.

BOARD MINUTES FOR AUGUST 15, 2009, CONT.

Buildings — Mike Ford: A bill for labor was presented but was not itemized. Mr. Ford will itemize the bill and resubmit it for payment.

With regard to the caretaker's cabin, the top floor has been taped and is ready for paint. We are somewhat at the mercy of vendors, such as the tapper, and when we can provide proper supervision. The central heating has been fully installed. The downstairs bedroom is done except for taping and texturing. The kitchen, bath and flooring remain to be addressed. The chimney will come down, and a secondary source of heat will be propane. There will be no fireplace. Mr. Ford is keeping a good handle on progress and costs and therefore the board is satisfied.

There is a need to structure a rental agreement to assure that proper care is taken of the caretaker's cabin and the occupant is required to provide security for any damage that may occur during his occupancy.

At the last Board meeting Mr. Worsham asked that gabled vents be installed in the three pumphouses. The work has not been done but we don't know if the task was passed on to Gordie. This will be followed up on and Gordie will be asked to repair the damage at Well 6 where a rafter was damaged when hit by a piece of equipment.

Timber — Charles Varvayanis: Seven trees were dropped behind the caretaker's cabin and four more were dropped on Esther. The vendor did a great deal of work without charge because of the size of the job.

Recreation — Mike Ford: Mr. Ford provided a report on the Fishing Derby that is printed in the Newsletter portion of this document. Mr. Ford moved that the Lake be opened immediately for adult fishing due to lack of water flow. Mr. Velayas seconded. Unanimously passed.

Health & Safety — Mike Ford: A further discussion regarding the raft was held, including how it could be anchored to keep it out of the very deepest parts of the Lake. At the end of the discussion of liability issues and anchoring problems the Board was evenly split on whether we should commit to put the raft back on the Lake next summer. Motion by Mrs. Miller to table the matter and solicit comments from homeowners was seconded by Mr. Orth and passed unanimously.

Equipment — Al Orth: The snowplow is being used to haul sand and materials to the Park and to carry trash and building materials to the dump. Before the snow comes some work is needed on the hydraulic set up. Mr. Orth is waiting for comparative bids.

Snow chains haven't been installed for a trial fit. Charles will check with Mr. Worsham when he returns to the Park to determine if the task was passed on to Gordie.

The rotary mower for the pastures and its accessories are pretty much worn out. We can get a new mower for less than \$2,000 but the tractor to pull it is more expensive. Mr. Orth has found a used one selling for \$9,300 with a lot of hours but it is warranted and is functioning well. Unfortunately it does not have a cab so could not be used for snow removal. A new tractor sells for \$45,000. Since we must have a tractor to do snow removal Mr. Orth and Mr. Peter will both survey for a tractor appropriately sized and that has a cab.

Finance — Shaun Velayas: Including the resubmission of the labor bill from Mr. Ford, bills were \$14,125.00. Online banking would save the Park about \$150 per month. Mr. Velayas still thinks it is a viable idea but he needs to do a little more research before he makes a final recommendation. He will fill out the forms with Oak Valley Bank and give it a try. Mr. Orth reported that he has an acquaintance who acts in this capacity at Dodge Ridge and other entities. He suggested that we continue to do as we're doing because having Carlson does it amounts to a monthly audit.

Motion to approve payments by Mr. Varvayanis, seconded by Mr. Wallace, passed unanimously.

BOARD MINUTES FOR AUGUST 15, 2009, CONT.

Gate — Charles Varvayanis: The camera at the Gatehouse is still not up. Mr. Wallace has found a pole with a light on it for \$900 but Charles does not want a light that powerful. The best place is really on the gatehouse, but there is a concern about vandalism and theft. Mr. Peters noted that for \$900 you can replace the camera 15 times over so it doesn't sound cost effective to spend money for that amount. He suggests that we consider mounting the camera inside the gate house with the lens focused through a window or hole.

Other gate expenses this year will include grounding, which is under \$2000. The budget is \$3800. Mr. Ford will contribute 50% of the cost from the building fund.

Old Business: 1. Audit: We need to get a report from Chair of the committee, Clark Kellogg. Mrs. Miller will contact him about the progress and request a report.

Cedarbrook: 58 Homeowners recommended researching the issue. 5 were opposed as they felt it would add too great a financial burden to the park. Of those in favor of gathering further information, several recommended buying the property. Larry Vaughan heard that a Veterinarian has already purchased the property while Mr. Velayas got a broker report that it was still available two days ago. Mr. Velayas will gather more information on pricing. He reported the terms of purchase would be an 8% loan with 50% loan to value, adjustable every 5 years. Usually the adjustment is based on the London Interbank Lending Rate. To qualify we will have to show that we can make the monthly payment. The Bank has indicated that before it would approve a loan they want to see the dues go up because the monthly payment will be approximately \$3,300 which would require a \$110 per member raise. A one time assessment to buy the property for cash and the price Mr. Velayas has received would be \$940 per lot if ½ of it is paid by the Timber Fund.

Uses of the property were discussed and included an equestrian area or a camping area that might generate income, while others felt it was worth the cost to just have a guarantee we could keep others from using Park Roads to get to it. Mr. Velayas commented that we could buy it, strip the easement from it and resell it with restrictions on access which secures the Park. This would be the equivalent of buying out the easement.

New Business: 1. Water system issues were brought up by Mr. Wallace. He showed us a 2-1/2" hydrant valve that would not open or close. The reason for that was that the driver was not engaging the shaft – it was spinning. All that was really needed to was to make a repair for the driver by creating a new attachment mechanism. He believes the caretaker should have considered a repair instead of taking the action that he did.

Now we need to determine if we can make the adaptation Mr. Wallace described earlier instead of changing out the valves on the hydrants. Mr. Wallace, Mr. Ford and Mr. Vaughan concur that the adaptation will work and will last for the life of the valves. We should get the valve at Wheeler Road and Rebecca addressed immediately; Mr. Varvayanis will relay this need to Mr. Worsham.

2. Protocol for probation review. Mr. Worsham, as Mr. Godbey's supervisor, will present his findings and recommendation during a closed session. Anyone else who wants to contribute should do so in writing. The entire Board will then discuss and make a decision. The findings will be presented to Mr. Godbey for his comments.

Closed session meeting 12:00—12:30 p.m.

Meeting adjourned at 12:30 p.m. Next meeting will be Saturday, September 19, 2009, at 8:30 a.m.

Minutes humbly submitted,

Andrea Miller

Vice President

CHECKS DISBURSED FROM 7/24/09 TO 8/21/09

Type	Date	Num	Name	Split	Amount	Balance
Beginning Balance						16,707.45
Paycheck	07/24/2009	1099	Cloak, Robert B.	paycheck	-91.25	16,616.20
Paycheck	07/24/2009	1100	Godbey, Thomas	paycheck	-961.44	15,654.76
Liability Check	07/24/2009	1120	EDD	payroll taxes	-271.56	15,383.20
Check	07/29/2009	1121	Ace Tree Service	787 · Timber Expense	-5,000.00	10,383.20
Liability Check	08/05/2009	1123	EDD	payroll taxes	-146.66	10,236.54
Liability Check	08/05/2009	1124	Oak Valley Bank	payroll taxes	-860.90	9,375.64
Paycheck	08/07/2009	1122	Godbey, Thomas	paycheck	-961.44	8,414.20
Check	08/13/2009	1125	Franchise Tax Board	795 · Franchise Tax Expenses	-1,726.00	6,688.20
Check	08/17/2009	1126	A & A Portables Inc.	740 · Health & Safety	-144.51	6,543.69
Check	08/17/2009	1127	AquaLab	794 · Water Testing & Fees	-1,255.00	5,288.69
Check	08/17/2009	1128	A-Snap	773 · Maintain Equipment	-996.75	4,291.94
Check	08/17/2009	1129	AT&T	telephone	-97.19	4,194.75
Check	08/17/2009	1130	C & W Supply	775 · Maintain Water Systems	-32.30	4,162.45
Check	08/17/2009	1131	Carlson, Haff & Associates	756 · Accounting Services	-1,342.32	2,820.13
Check	08/17/2009	1132	Ferguson Enterprises, Inc.	775 · Maintain Water Systems	-2,633.67	186.46
Check	08/17/2009	1133	Franchise Tax Board	795 · Franchise Tax Expenses	-800.00	-613.54
Check	08/17/2009	1134	General Plumbing Supply Co. Inc.	777 · Maintain Bldg - capital expense	-50.49	-664.03
Check	08/17/2009	1135	J. S. West	792 · Utilities	-42.22	-706.25
Check	08/17/2009	1136	Miller, Andrea M.	758 · Member Communications	-85.80	-792.05
Check	08/17/2009	1137	PG&E	utilities	-657.14	-1,449.19
Check	08/17/2009	1138	Twain Harte Lumber & Hardware	building and park maintenance	-169.36	-1,618.55
Check	08/17/2009	1139	Valley Distributors, Inc.	777 · Maintain Bldg - capital expense	-534.76	-2,153.31
Check	08/17/2009	1140	Vaughn, Larry	building and road maintenance	-92.10	-2,245.41
Check	08/17/2009	1141	Wallace, Jason	777 · Maintain Bldg - capital expense	-975.00	-3,220.41
Check	08/17/2009	1142	Wallace, Paul	777 · Maintain Bldg - capital expense	-575.00	-3,795.41
Check	08/17/2009	1143	Wallace, Steve	caretaker residence	-4,210.44	-8,005.85
Check	08/17/2009	1144	Waste Management of Cal Sierra Corp.	736 · Garbage	-1,388.46	-9,394.31
Check	08/17/2009	1145	Zaks	773 · Maintain Equipment	-23.99	-9,418.30
Check	08/17/2009	1071	Odd Fellows Sierra Recreation Assn.	133 · Oak Valley Community Bank M.M.	21,000.00	11,581.70
Check	08/18/2009	1148	Vaughn, Larry	774 · Maintain Roads	-62.50	11,519.20
Paycheck	08/21/2009	1146	Cloak, Robert B.	paycheck	-91.25	11,427.95
Paycheck	08/21/2009	1147	Godbey, Thomas	paycheck	-961.44	10,466.51
					-6,240.94	10,466.51