



SIERRA RECREATION ASSOCIATION

ODD FELLOWS —LONG BARN, CALIFORNIA, USA

SEPTEMBER 2008

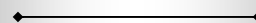
2008-2009

President	➤ Jesse Worsham
Vice Pres.	➤ Steve Wallace
Secretary	➤ Andrea Miller
Treasurer	➤ Paul Emery
Gate	➤ Charles Varvayanis
Safety	➤ Mike Rainwater
Recreation	➤ Sue Collie
Water	➤ Charles Varvayanis
Timber	➤ Charles Varvayanis
Timber	➤ Jesse Worsham
Roads	➤ Steve Wallace
Equipment	➤ Alan Orth
Buildings	➤ Mike Ford
Member	➤ Mike Rainwater



◀ Rebekah's Corner ▶

Nothing to report at this time. We'll keep you posted!



◀ Coming Events ▶

➤ Annual Christmas Dinner on Saturday, December 13th @ 6:00 pm.



The Compiled Financial Statement for the Association for the just ended fiscal year may be reviewed on the Park's web site, www.varvayanis.com/sp.



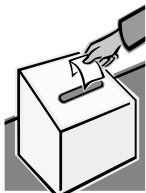
The 2007 Water System Consumer Confidence Report is now available on the website at www.varvayanis.com/sp/water.htm. If you do not have access to the web and would like a copy mailed to you, please contact us.



Park Information

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

Notes From The Board



RESULTS OF SPECIAL ASSESSMENT VOTING

The Board received a total of 160 proxies properly executed. The vote was 120 for assessment and 40 against. The Special Assessment has, therefore, been adopted and the Board thanks all of you who attended the Special Meeting on this subject and those of you who took the time to vote.

With the proxies payments of \$800.00 were also received from the owners of 4 lots. Additional payments are being received without even the need for assessment notices. Those notices will be sent out by our accountants in the next week or so, but anyone who wishes to pay without waiting for receipt of the assessment – your payments will be happily accepted.

CHRISTMAS IS COMING!

Christmas Dinner: Saturday, December 13th at 6:00 p.m.

Can you hear the jingling of bells as the reindeer warm up for their annual visit? Certainly the Board can feel the onset of the season. As usual, we will hold a Christmas Dinner to which all Park dwellers are welcomed. As mentioned briefly in the Minutes, this year we are asking each family to bring a gift from "Santa" for their own child that they know is a gift the child will enjoy. Our Santa will be handing out bags of candy to all children present and will also deliver your special Christmas present to your child! We will also have an auction to help raise money for next year's Fishing Derby, which is always a favorite activity for Park residents.



Preparations are already underway for our dinner. We have arranged for sufficient freshly baked turkey, but we are looking for volunteers who can contribute to the effort. If you want to be a part of the ongoing planning and the dinner itself, or if you have a special item to offer for the auction, please contact **Sue Collie** at (209) 404-5551.

Please mark your calendars and join your Park neighbors for an evening of fun, food, laughter and fellowship. See you there!



Special Thanks from President Jesse Worsham

I'd like to thank the following individuals for their stellar help with the repaving project!

- Larry Vaughn ♦ Tractor and truck driving
- Rich Juncker ♦ Concrete pouring and finish
- Joel Worsham ♦ Concrete pouring and finish

*** For those of you who would like to receive your Newsletters more promptly and directly, and to save the money we are now spending on postage, please provide an e-mail address to the Sierra Park email address listed to the left. Remember, every Newsletter that we have to mail costs the Association \$.42, and with over 250 lot owners who do not receive it by e-mail we spend \$102.00 each month to be sure you are kept informed. Your help in reducing this cost would be greatly appreciated.

BOARD MINUTES FOR SEPTEMBER 20, 2008

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

The meeting was called to order at 8:30 am by President Jesse Worsham. The invocation was delivered by Alan Orth. All Board Members were present except Mike Rainwater who was excused. Motion by Sue Collie and seconded by Sue Collins to approve the minutes from the August Board Meeting. Passed unanimously.

Homeowners Present: Chris Kiriakou.

Mr. Kiriakou wanted information on the number of lots there were in the Park to measure against the amount of the proposed assessment. He was informed that there are 362 lots, and he was assured that, should the assessment be passed, any overage beyond that required to buy the equipment at issue would be returned to homeowners. He went on to suggest that any users of the new equipment be properly trained and a discussion ensued regarding sources for such training.

A second homeowner came to the Boardroom just as a closed session regarding employment issues had begun. When the meeting was again opened, the homeowner had left. We apologize for any inconvenience.

Correspondence:

♦ *Lori Ingram* notified the Board that her mother, Edna Souza, has passed away. We all send our condolences to Ms. Ingram and her family. Ms. Ingram requested that the newsletter henceforth be sent to Mrs. Souza's cabin partner. The Board will inform Ms. Ingram that Mr. Souza must have title changed or take other action that will allow us to change the mailing address on Newsletters. However, he may receive them immediately by email if he will provide his email address, if any.

♦ *Debbie Garcia* asked if there is any way to establish a payment plan for assessments given the increases over the last few years. The Board discussed the fact that the cost of setting up a payment plan is significant as this is handled by an accounting service. To establish such a plan would require an increase in assessments to cover it. The Board believes, however, that homeowners have sufficient notice of assessments well ahead of the final due date and can, if they choose, establish their own means of amassing the funds to pay in whole, or they can pay incrementally on their own as long as they complete the payments by the end of the assessment period. The accountant we use will keep track of these periodic payments, so no one need wait to make a single, full assessment payment if they choose not to.

♦ *Garren San Julian* expressed his appreciation for the Newsletter and elected to receive it solely by email in order to help reduce costs. The Board will be happy to comply with this request. Mr. San Julian also suggested that evacuation procedures be included in the newsletter in light of the recent fires in the area. In prior newsletters we have informed homeowners that egress in a fire is either by way of Wheeler Road and the Sugar Pine and Long Barn Roads at either end of the park, the gates to which will be opened in case of a need for emergency exit. Finally, Mr. San Julian asked if Waste Management separates garbage and recyclables deposited in the dumpster in the Park. Yes, indeed, separation occurs at the center to which our trash is removed and we encourage all to do some separation on their own to assist in the process. Thank you Mr. San Julian for reminding us to update this information.

♦ *Bob Fobelli* notified the Board that he has elected to receive his Newsletters by email henceforth. Thanks to Mr. Fobelli as every penny saved counts! He also inquired if there is any progress in getting AT&T to install a cell site at the repeater at the gate shack. Efforts have been repeatedly made, but AT&T has informed the Board that the population level is too low in our area to justify the significant expense involved. We will continue to inquire periodically, however, as there are many homeowners who would love access to this service.

♦ *Ed and Josephine Pyzak* suggested that it would be fairer to have two assessment rates related to snow removal service insofar as they perceive the benefits to be significantly greater for full-time residents or permanent residents than they are for those who reside elsewhere and only periodically are in the Park. The Board at this time determined that our responsibility is to provide equal service to all lots in the Park and cannot justify setting a split rate for these basic services. We thank the Pyzak's for the thought and this subject may be discussed at the next Annual Meeting.

♦ *Cynthia Kasper* paid late fees on her assessments but asked for a reference to the By-laws of the Park that supports these types of assessments. The Bylaws may be viewed on the Park's web site as has been discussed in earlier newsletters, but a copy will be mailed to Ms. Kasper.

Committee Reports:

Water — Charles Varvayanis. Water consumption for last month was 1,040,300 gallons. There was a leak at the water meter flange at Well 5. Mike Caropresso tightened the valve and the leak closed. Mike will be directed to replace the heat tape process at this well site.

Roads — Steve Wallace: The homeowners approved \$165,000 for road repair and repaving at the last Annual Meeting. At the time the estimate from which we were working was passed on paving only with no allotment for preparation work. We will have to use reserve funds to complete the task, but there is sufficient funding in the reserve for this purpose. The pad at the fire house will be installed and the cost charged to the housing fund.

Buildings — Mike Ford. Construction of the new porch at the Lodge has been completed and it looks great. Painting will be required and volunteers will be welcomed. Please contact Mr. Ford if you have some time for this activity. He will also be looking to the Rebekahs for some help on this project.

The buildings budget has been almost fully expended. Mr. Ford would still like to try to complete the sand shed but after discussion it was agreed that the remaining budget funds should be used to repair the dam at the Lake which poses a more immediate need, and Mr. Ford will shift his focus to that project.

Timber — No report.

BOARD MINUTES FOR SEPTEMBER 20, 2008

Recreation — Sue Collie. The Pancake Breakfast held before the Special Meeting was a great success. Approximately 100 people ate and enjoyed a unique opportunity to meet new neighbors and get to know their Board members. The Board resolves to hold this type of event more often as it helps us all build a better, more active community.

The plans for the Christmas Dinner are progressing well. We already have enough volunteers to assure enough turkey for everyone. We will ask parents of children under 12 to please select one of the gifts Santa was going to leave under the tree and bring it to the Park so that our outstanding Santa Claus can deliver it at the Christmas Dinner. The Park will provide some special treats for all the children who attend.

Health & Safety — Steve Wallace. All of the fire extinguishers and proper labels have been installed in every structure in the park. There are 42 hydrants in the Park that need to be flushed and pressure tested. Hydrants also need to be marked for quick location when there is snow on the ground. Mr. Ford presented a brochure regarding polymer posts to mark hydrants, road edges, culverts, water boxes, and mains. The budget will be surveyed to see if we can provide these markers this year.

Equipment — Al Orth. The snow plow has been out for service in preparation for the new snow year. After examination it was determined that repairs of about \$4,400.00 are necessary because there are no existing parts even for simple repair to the front end suspension and drive train, so they will have to be replaced in whole. All hydraulic and transmission work was completed for \$2,000.00.

Repairs that must be made to the backhoe include seat replacement at a cost of \$200-\$1,800, and replacement of the bucket which has worn down significantly. Total cost for these systemic repairs is likely to be in the range of \$7,000.00. Mr. Orth cannot yet state with assurance what the overall cost will be, but the necessity to expend the funds appears to be the product of no serious maintenance work over the last 10 years or so. The good news is that less than half of the expected life of the backhoe has expired at this point. From here on, however, the backhoe will no longer be used for such tasks as needle removal from culverts and ditches, etc., to assure that it is available for snow removal and related essential tasks for a much longer time into the future. Mr. Orth will look at the acquisition of a trailer that can be hooked up to the Park's pick-up truck for these ancillary purposes but he will first test the effectiveness of such a plan by using a trailer owned by Mr. Worsham for a period of time. Thank you Jesse! The funds for equipment in the budget are sufficient to cover the foregoing costs.

Finally, the Board discussed sources for in-service training for those who will be using any of the heavy equipment that belongs to the Park, and several sources were identified. Henceforth anyone who assists with snow removal and heavy equipment operation will be given this type of training.

Gate — Charles Varvayanis. A homeowner has requested replacement of a gate key that has ceased to function. The Board will not replace it but will sell a new key to the homeowner at his request.

Cameras for the gate have been purchased and should be here within the next 10 days. They will provide significantly greater, and more efficient coverage, at the gate. These cameras will record both the front and the rear of vehicles entering the Park and should have enough acuity to allow for facial identification of drivers. A four-track DVR will store the information gathered by the camera so it can be reviewed and followed up on.

Some realtors have complained that the key in the realtor's box at the gate doesn't work. Charles will follow-up on that.

We have also been looking into the potential cost of installing equipment on the gate on Long Barn/Sugar Pine Road that will permit it to be opened with the same key system that now controls the Wheeler Road gate. This would facilitate access to the back country for those who want it and would assist in assuring safe egress in case of fire. The estimated total cost is approximately \$5,000. A good percentage of the preparatory work can be accomplished before winter sets in for good for approximately \$1,500.

Timber — Charles Varvayanis. The final payment for timber harvesting was approximately \$1,700, which supplements the previously received \$58,935.25.

There was a discussion regarding the quality of the clean-up completed by the government timbering activity. The State inspected and determined that all requirements of the license agreement were fulfilled and state law was adhered to.

There are, however, several interior compartments in the Park that may create an internal fire potential without further clean-up. One avenue to finance further cleaning would be through the grant process which our contractor, Will Dorell, is pursuing. Another is to bring in a masticator for use on one compartment so that we can determine the cost and effectiveness of that type of activity. Before any action is taken we will request that Mr. Dorell attend our next meeting to participate in further discussion of these and other available alternatives. In the interim, Mr. Varvayanis will inspect the areas raised as exemplary of excess slag and present the issues to Mr. Dorell.

Finance — Paul Emery. Monthly expenses for July, without payroll, were \$19,582.68. Motion to approve the expenses by Steve Wallace; seconded by Mike Ford. Vote: Unanimous. Income of \$82,428.49 was also announced.

Mr. Emery circulated budget and expense reports. Mr. Wortham requested that the accounts show the purposes of those payments noted to have been "Split."

Old Business: Retention of Corporate Counsel: The Committee appointed to interview potential counsel was unable to complete the task but expect to have it completed before the October meeting.

Liens: Only one delinquent assessment remains and the property to which it attaches has been formally attached with a lien. That property is now up for sale.

Insurance: Mr. Emery shopped our insurance needs and managed to reduce our insurance costs by over \$6,000.00.

BOARD MINUTES FOR SEPTEMBER 20, 2008

Website: Mr. Varvayanis has been providing the host service for our web site at no cost. We can acquire our own host at a monthly fee, or we can establish a "pointer" system that will redirect Park messages delivered to Mr. Varvayanis's website directly to a separate Park site. This will enable homeowners to contact specific Board members with questions and each member will be able to access his or her own mail box. We will have more specific cost analyses at our next meeting and will determine which way to go at that time.

Closed Meeting: A closed session was held to review the performance of our caretaker. After discussion it was determined to provide an additional \$1,000 annual contribution to Mike Caropresso's health care fund but no raise will be given at this time given the economic situation which prevails.

Mr. Worsham adjourned the meeting at 10:50 a.m. **Next meeting will be October 18, 2008 at 8:30 a.m.**

Minutes humbly submitted, *Andi Miller*, Secretary ~ September 25, 2008

CHECKS DISBURSED FROM 8/22—9/22/08

Type	Date	Num	Name	Split	Amount	Balance
						18,827.91
Paycheck	08/22/2008	801	Caropreso, Michael W.	-SPLIT-	-1,126.92	17,700.99
Paycheck	08/22/2008	802	Cloak, Robert B.	-SPLIT-	-91.55	17,609.44
Liability Check	08/22/2008	803	State- Farm Bank	185 · Payroll Deductions IRA	-50.00	17,559.44
Liability Check	09/03/2008	804	EDD	-SPLIT-	-95.91	17,463.53
Liability Check	09/03/2008	805	Oak Valley Bank	-SPLIT-	-994.34	16,469.19
Check	09/03/2008	806	Oak Valley Bank	796 · Income Tax Expense	-2,562.00	13,907.19
Check	09/03/2008	807	Franchise Tax Board	795 · Franchise Tax Expenses	-1,194.00	12,713.19
Paycheck	09/05/2008	809	Caropreso, Michael W.	-SPLIT-	-1,082.51	11,630.68
Liability Check	09/05/2008	808	State- Farm Bank	185 · Payroll Deductions IRA	-50.00	11,580.68
Check	09/10/2008	nsf	Returned check	1200 · *Accounts Receivable	-872.50	10,708.18
Check	09/18/2008	813	Blue Shield Of California	728 · Employee Benefits	-1,032.00	9,676.18
Paycheck	09/19/2008	810	Caropreso, Michael W.	-SPLIT-	-815.32	8,860.86
Paycheck	09/19/2008	811	Cloak, Robert B.	-SPLIT-	-91.55	8,769.31
Liability Check	09/19/2008	812	State- Farm Bank	185 · Payroll Deductions IRA	-50.00	8,719.31
Check	09/22/2008	814	A & A Portables Inc.	740 · Health & Safety	-151.36	8,567.95
Check	09/22/2008	815	A-Snap	773 · Maintain Equipment	-1,724.57	6,843.38
Check	09/22/2008	816	AT&T	-SPLIT-	-104.80	6,738.58
Check	09/22/2008	817	C & W Supply	774 · Maintain Roads	-4,003.17	2,735.41
Check	09/22/2008	818	Caropreso, Mike	745 · Employee Health Ins. Reimburse	-63.99	2,671.42
Check	09/22/2008	819	Clark, Tom and Linda	503 · Property Rental	-250.00	2,421.42
Check	09/22/2008	820	Doherty Tire of Sonora Inc.	773 · Maintain Equipment	-1,294.79	1,126.63
Check	09/22/2008	821	Emery, Paul S.	766 · Office Supplies	-67.36	1,059.27
Check	09/22/2008	822	Eric A. Carlson Accounting Corp.	756 · Accounting Services	-1,376.14	-316.87
Check	09/22/2008	823	Ford, Mike	772 · Maintain Buildings	-15.84	-332.71
Check	09/22/2008	824	Frank Walter & Associates	774 · Maintain Roads	-502.80	-835.51
Check	09/22/2008	825	General Plumbing Supply Co. Inc.	775 · Maintain Water Systems	-827.71	-1,663.22
Check	09/22/2008	826	George Reed, Inc.	774 · Maintain Roads	-39,400.00	-41,063.22
Check	09/22/2008	827	Hughes, Mark	774 · Maintain Roads	-1,170.00	-42,233.22
Check	09/22/2008	828	J. S. West	792 · Utilities	-93.38	-42,326.60
Check	09/22/2008	829	J. S. West Lumber & Hardware	772 · Maintain Buildings	-668.80	-42,995.40
Check	09/22/2008	830	Mark Vann Trucking	774 · Maintain Roads	-5,827.50	-48,822.90
Check	09/22/2008	831	Mike's Mowers	773 · Maintain Equipment	-26.81	-48,849.71
Check	09/22/2008	832	PG&E	792 · Utilities	-562.88	-49,412.59
Check	09/22/2008	833	Sierra Rock Products, Inc.	774 · Maintain Roads	-540.54	-49,953.13
Check	09/22/2008	834	Sonora Rentals & Sales	774 · Maintain Roads	-76.20	-50,029.33
Check	09/22/2008	835	Twain Harte Lumber & Hardware	-SPLIT-	-70.59	-50,099.92
Check	09/22/2008	836	Charles P. Varvayanis	737 · Gate Expense	-1,798.18	-51,898.10
Check	09/22/2008	837	Waste Management of Cal Sierra Corp.	736 · Garbage	-980.93	-52,879.03
Check	09/22/2008	838	Worsham, Jesse R.	760 · Needle Expense	-144.72	-53,023.75
Check	09/22/2008	1053	Odd Fellows Sierra Recreation Assn.	133 · Oak Valley Community Bank M.M.	62,000.00	8,976.25
					-9,851.66	8,976.25
				TOTALS	-9,851.66	8,976.25