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HOSMER
3321-W

November 24, 1950

Dear Committeeman:

On account of the change in the weather the last few days, the committee meeting was not held at the park on Sunday the 19th.

We did considerable burning at the Park Sunday the 12th, but there were only three of us and we couldn't get very far.

The weather has been beautiful in the daytime and quite cool at night. It was down to 20 degrees last Saturday night.

Copeland has been rushing the logging of the right of ways trying to get that cleared up this fall. Also, Egger Lumber Company has been given an agreement to log off the timber that was damaged by fire on the back of our property. He has a contract to log the Government timber in back and will take ours at the same time. We will probably not receive more than \$200 to \$400 from the small amount that is damaged but it is wasted timber if not logged within a years time.

All county taxes on the lots have been billed to the Association and in turn statements have been mailed to each lot owner. The taxes per lot are about \$2.50 per lot.

The court ruled in favor of the Odd Fellows and we are now cleared of all charges in the lawsuit between Mrs. Hawley (now Mrs. Graves) and Mr. King. Our title to the property is clear inasmuch as whoever wins the suit (either Mrs. Graves or Mr. King) has to accept the sale to the Odd Fellows as the original conditions of the sale called for, except that if King wins the suit, we are liable to him for the full purchase price of \$55,000.00. In that event, we will have to look to Mrs. Graves for the \$10,000.00 initial payment. We can expect a favorable opinion from the court in regard to this \$10,000.00 if the court rules in favor of King, for we are already considered purchasers in good faith of this property by the court. It will be the latter part of December before the court renders a decision between Mrs. Graves and Mr. King.

It is necessary that we be in a position to make some payment at that time. According to our agreement, we were to make a payment of about \$14,000.00 on September 1st. Due to the lawsuit, war, etc. we were not able to make this payment.

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We have been out a lot of expense and yet while we do not have too much cash accumulated, we are not in bad shape financially. We have been keeping up to \$3000 in cash in the treasury and our accounts receivable and contracts I believe are about \$8000 at this time. At the present price of lots, there are over \$40000.00 in unsold cabin sites without any encumbrances on them. We have kept all bills paid promptly except our attorney and he has received a very substantial payment and will be paid the balance in monthly payments, which makes him very happy, and we are certainly satisfied with both the services he is rendering us and the price he has charged.

There are so many things to plan and do that I just can't put them all on paper. It all sums up that at present we have to start our spring program as well as our immediate financial plan. This plan will have to take into consideration our payment as well as certain improvements at the park for recreation.

The money to carry on the park eventually comes from the sale of real estate, the \$12.00 assessment on each lot, and the recreational facilities paying its own way. Therefore, if we have recreation, we are going to increase the number of people coming up to the park and that means more money from sales, etc.

We are trying to line up a clamshell or drag line to make a lake for swimming. This seems to be the most practical for swimming on account of the shallow water around the edge and deeper in the middle, then the small children are safe to play in the water.

Second - a headquarters building with office, storage, and restrooms.

Third - Better camping facilities.

Fourth - This is the least expensive: Swings, horse shoes, baseball diamond, etc.

I cannot put on paper the ideas as I visualize them but all of them are down to a small outlay of cash even though they sound big. There are so many other things of importance also, such as roads, water, etc.

We have now gone through the "Can we do it" stage and are at a place where we have a big business in which we are all investors and all interested. From now on we have to get together and plan to make this business pay.

We members of the board meet and plan and figure and worry about this, and when we can meet with you members it then seems worth while. I wish it were so every member could be with us at least once a month, but as that is impossible, we want each of you committeemen to inform the members in your district the data that you receive from time to time. We are calling a

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meeting for about December 3rd. of all members. This date, however, depends upon our being able to get the I.O.O.F. Hall at Tracy. As soon as arrangements can be made for the hall, you will be notified. We want every member present so that we may discuss our financial program, our spring program, and hear a complete report on our finances up to date, as well as a thorough break-down of the financial picture for the future.

Please make it clear to the members of the Association in your district that all members must be at this meeting, as this is so important it can mean we continue on with this project or not.

The officers of the association are out considerable time, expense, and trouble to serve you. Some of us are out better than five thousand miles on our car for Association business in addition to a tremendous expense. We have not drawn one cent for our mileage etc. This is much beyond what most of us can afford but we feel that we will be paid many times in satisfaction and happiness when the park as a whole becomes a reality instead of a dream.

Without the support of the membership, I cannot expect the officers to hold up in spirit and enthusiasm necessary to complete this big project.

I believe this gives you most of the news to date, and hope to see all of you soon.

Yours in F.L. & T.,

President

Secretary