

Sierra Park Services

News and Updates

Phone 209-533-7909

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November 2015

Board of Directors 2015-2016

President	Michael Lechner
Vice President	Heidi Ordwein
Secretary	Wanda Lenhardt
Treasurer	Mark Logan
Director at Large	Bill Ordwein

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www.sierraparkservices.com

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President's Message

Busy day coming up...

Your Board of Directors is looking forward to seeing you at the Park's annual holiday party on December 5th. We also hope you will attend a Town Hall meeting a little earlier in the day (2:00 pm). We will be bringing you up to date Park-related issues that we all know have dragged on for over two years now. This will be your chance to hear first-hand where things stand (as best we know that day) on developments that may lie ahead for the Park.

Drive with care - winter is headed our way. We will be plowing and sanding the roads, but black ice can always be a problem. A reminder - if you do end up stuck on or off the road, it is your responsibility to move your car out of the traffic path as quickly as possible. A vehicle that blocks the snowplow can cause problems for many others.

Happy Thanksgiving to all! -- **Michael Lechner**

Schedule for December 5th:

SPSC board meeting is at 10:30 am

Town Hall meeting is at 2:00 pm

Holiday Party starts 6 pm



Holiday Potluck
Dec. 5th, 6 pm



Town Hall
Meeting, 2 pm



Sierra Park Services Company Board of Directors Meeting Minutes for November 7, 2015

Meeting called to order at 10:25 by Michael Lechner.

Board Members Present: Michael Lechner, Mark Logan and Bill Ordwein. Heidi Ordwein and Wanda Lenhardt attended by phone.

Attendees' Introduction/Comments/Questions: Linda Clark, John Morgenroth, Chuck Walker, Maryann Walker, Craig Wendt, Mike Van Gundy, John Marshall and Susie Lechner attended the meeting.

Comments from Attendees: Maryann Walker thanked the Board for the newly completed walk bridge. Craig Wendt asked for a breakdown of costs associated with the charge for consolidating two properties. Several attendees requested additional information about the impact the Water Company's CPUC case could have on Park operations. Maryann Walker suggested a Town Hall meeting.

Approval of the Minutes: Mark Logan moved to approve the minutes of the October 3, 2015 board meeting. Bill Ordwein seconded, and the motion passed unanimously with Bill and Heidi Ordwein abstaining as they had not had a chance to review the minutes.

Approval of Minutes of 2014/2015 Annual Shareholders' Meeting: Mark Logan moved to approve the minutes of the annual meeting. Wanda Lenhardt seconded, and the motion passed unanimously with Bill and Heidi Ordwein abstaining as they were not at that meeting.

Communications: Wanda Lenhardt, secretary

- There were 9 communications regarding the gate. All have been addressed.
- One demand letter was received from a title company..
- One contact was made inquiring about CC&Rs and was informed that we have none.
- One request relating to the transfer fee.
- Two sets of property owners seeking to change their shareholders of record.
- A suggestion was received that the Board sell advertising in the newsletter as a way of funding printing costs. Susie Lechner will do some research on possible fees and report back to the Board.

Directors' Reports:

- **President** - Michael Lechner - Nothing to report.
- **Vice President** - Heidi Ordwein -
- **Secretary** - Wanda Lenhardt - Nothing to report.
- **Treasurer** - Mark Logan - Two large bills were received this month, one for road work and one from the bridge vendor. A refund was issued to the Water Company for a tax bill paid on behalf of the Services Company. A bill received for work behind the old caretaker's cabin will be forwarded to the Rec Association. A bill to recover costs for repairs from road damage caused by a resident has been prepared and will be issued. Current bills have been reviewed and are all in order.
- **Roads** - Mark Logan - Nothing to report.
- **Caretaker Report** - Heidi Ordwein - John is doing a great job and has secured his Class B license. He is proactive about solving problems before they get big.
- **Gate** - Heidi Ordwein - The Gate Access Policy was issued with the October Newsletter. A new sign holder has been mounted at the gate for special announcements.
- **Equipment** - Heidi Ordwein - Sand has been stockpiled in preparation for snow.
- **Buildings/Common Areas** - Heidi Ordwein - Repairs to the sand shed are complete but the new roof has been delayed; the roofing contractor is backlogged. Lights are reportedly off at the "Welcome to Sierra Park Sign;" John will investigate. The new school bus stop will be complete this week. The new path from the parking lot to the little bridge

across the spillway was donated by Mark and Nancy Logan, Michael and Susie Lechner and Simunaci Construction. A sign will be posted thanking them for this gift.

- **Health and Safety** - Heidi Ordwein - The new school bus stop will be complete this week. The pond will not be drained this year to conserve our limited water resources. Signs warning of thin ice will be installed. Reports of a mountain lion under a vacant house were made but cannot be confirmed.

John will identify which of the Park's many beetle-killed trees appear to pose a threat to roads or property. One dead tree fell, blocking the road, and had to be removed. Those on Park property will be prioritized for removal as budget allows. Mike Van Gundy suggested homeowners notify PG&E of any dead trees that might fall on power lines.

Dead trees on private property can create a liability for the property owner. The Board will send out an email asking property owners to identify any trees posing a risk and take appropriate action.

- **Recreation** - Michael Lechner - Plans are in place for the Holiday Party. The Sierra Park Volunteers will decorate the lodge and provide goodies for the kids.

New Business:

- The CPUC has extended the deadline for making a final decision on issuing the Water Company's Certificate of Public Convenience and Necessity (CPCN). The final decision is unknown, but may have an impact on the Services Company. Those wishing to follow the details can check the CPUC's website, docs.cpuc.ca.gov, and enter Proceeding Numbers A1309023 or C1203017.
- The Services Company will continue to send out newsletters via email and US Mail (for those without email access).

Old Business:

- Gate Access Policy was distributed to property owners in October, along with Rules and Regulations. Maryann Walker thanked the Board for developing and publishing these policies.
- Bridge Project Status - Susie Lechner - The new walk bridge is complete! It is a handsome structure that should last a long, long time. A big THANK YOU to all shareholders who voted for this expenditure and to property owners who contributed to make this possible by paying their annual bills. Construction of an accessible path around the lake is planned for spring.
- Chuck Walker asked whether the remaining roads would be resurfaced. All roads are crack-sealed as needed, and resurfaced in one-quarter of the Park annually. There will be ample notification before new roadwork begins.

The meeting temporarily adjourned to executive session at 11:22 am to discuss issues relating to legal and financial matters.

The regular meeting reopened at 12:03 pm. There was nothing to report from Executive Session.

The meeting was adjourned at 12:04 pm. Next meeting will be held on December 5th at 10:30 am.

Sierra Park Services Company
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