

Odd Fellows Sierra Homeowners' Association

Newsletter

June 2011

Website: www.sierrapark.org

e-mail: sierrapark@sierrapark.org

From the President

Welcome to the Odd Fellows Sierra Homeowners Association newsletter. As the President of the board of directors, I would ask for your patience as we take on this new responsibility. Your board is looking forward to serving the membership and we appreciate any input. Feel free to contact me at P.O. Box 3997, Sonora, 95370, or by e-mail at bengvall@mlode.com.

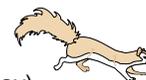
Sincerely,
Bill Engvall

OSFHA Calendar

OFSHA Board meetings will generally be held on the first Saturday of each month beginning at 8:30 AM.

Board Meetings: July 9th, August 6th

Fish Derby: June 18th
(Day before Father's Day)



Fish Derby

The fish derby will be on Saturday June 18th 2011 from 7:00 A.M. to 11:00 A.M. Participants must be 15 years old or younger. Pre-Registration is on Friday June 17th from 5:00 P.M. to 7:00 P.M. at the Lodge. You may also register at the start of the event at the pond.

New Mailing Address

Homeowner communications should be sent to sierrapark@sierrapark.org or our new P.O. Box:

Odd Fellows Sierra Homeowner's Association
P.O. Box 236, Long Barn, CA 95335-0236

Assessment

The OFRSA budget was rejected by OFSRA membership at the May 29th, 2011 Annual Meeting. A temporary assessment of \$830.00 using last year's budget figures was adopted by the OFSHA membership, due effective June 1, 2011 and late on September 1, 2011. OFSRA will submit a revised 2011/2012 budget to OFSHA for review and negotiation. It will be distributed to the OFSHA Membership along with a proxy for approval. Once approved a second billing for the difference between the temporary and permanent 2011/2012 budgets will be sent. Please send your \$830.00 payment as soon as you can to help us through the initial period of reforming OFSHA.

OFSHA Annual General Meeting

The annual OFSHA general meeting was held on Sunday May 29th 2011.

Meeting highlights:

- A fixed position raft will be installed at the pond.
- The drafts of the License agreements were approved by the membership.
- The OFSRA budget did not pass. Billings will be sent out at last year's rate of \$830. Once the new budget is ratified, an additional bill for the difference will be sent. The \$830 is due now.
- Nine members were elected to the OFSHA BOD.

OFSHA Board Meetings

OFSHA Regular Board meetings will generally be held on the First Saturday of each month, beginning at 8:30 AM in the Board Room at the Lodge.

Notice: The July meeting will be held on the second Saturday of July (July 9th) due to the 4th of July weekend.

Our initial meetings will concentrate on corporate organization.

Pine Needle Dump Close Date

The Needle Dump closes on Monday July 18th.

After that, pine needles and branches will need to be hauled to Standard or Twain Hart for disposal.

Newsletter & Website

Newsletter – The newsletter is available via e-mail. Receiving your Newsletter via e-mail saves money and will aid us in holding down the assessment. Please e-mail us to sign up.

Website – Protected documents password: **Call for PW**



Defensible Space: All lots are subject to CAL FIRE (CDF) inspection. Clearing the required 100 feet (or to your property line, whichever is closest) involves three steps: 1) Remove dead vegetation, 2) Thin out live vegetation, and 3) Prune up your trees. For more detailed information see CDF document "General Guidelines for Creating Defensible Space": www.fire.ca.gov/CDFBOFDB/pdfs/Copyof4291finalguidelines9_29_06.pdf.

Annual Meeting: The Annual Meeting was attended either in person or via proxy by approximately 72 OFSRA Members/Homeowners, 52 Homeowners Only. FYI: There approximately are 97 OFSRA Members/Homeowners and 238 Homeowners Only.

Odd Fellows Sierra Homeowners Association Annual General Meeting May 29th, 2011

The meeting was called to order by President Gloria Harvey at 1:37 P.M. President Harvey welcomed everyone to the 25th OFSHA Annual meeting. Board of Directors present were: Gloria Harvey, Friedhelm Peter, Mike Rainwater, Shaun Velayas, Ron Hawke, Dick Barrett, Charles Varvayanis and excused Paul Emery.

Reading of the Minutes: Last year's minutes had been read during the OFSRA Annual meeting of May 29th, 2011 and approved as corrected. The corrections were regarding several statements Fred Coleman had made. Mr. Coleman indicated that words had been added to his statement and needed to be deleted. The statements were reread to the membership with the specified words deleted. Motion made by Elsie Manning and seconded by Doris Kilgore to accept the minutes as corrected. Motion carried.

Correspondence: Secretary Rainwater indicated that there was no correspondence.

Old Business:

1. **Restoring the raft to the pond:** Janet Jory made a motion to not replace the raft in the pond. Mike Ford seconded that motion. Discussion followed and question was called for. The result was forty-seven voted "yes" and fifty-eight voted "no." Motion was defeated. Tony Pimentel made a motion to restore the raft to the pond as long as it addressed Cal Fire's needs and anchored in the pond. Motion seconded by Doris Kilgore. The result was fifty-four voted "yes" and forty-three voted "no." Motion passed.

New Business:

1. **Approve amendment change to OFSHA bylaws:** The change to the OFSHA bylaw was to remove the requirement to have CC&R's recorded against ones' property in order to be a member of the OFSHA. Motion made by Yvonne Peter to approve the change to the bylaw and seconded by Heidi Ordwein. Motion carried.
2. **Removal of Directors Varvayanis, Hawke, Peter, Velayas, and Harvey:** Elsie Manning made a motion that a completely new Board of Directors should be elected. Linda Clark seconded that motion. Concerns about the motion were discussed and the question was called for. Motion carried.
3. **Renewal of License Agreement and Water Use Agreement:** Elsie Manning made a motion to accept both documents as prepared and Chris Kiriakou seconded the motion. Motion carried.
4. **Election of directors to the OFSHA Board:** The following were the nominations for BOD of the OFSHA and the results of the vote: John Tenbrink – 50, Bill Engvall – 115, Al Orth – 88, Bill Ordwein – 105, Fred Coleman – 42, Steve Wallace – 52, Ruth Dargitz – 63, Mike Ford – 80, Jesse Worsham – 35, Charles Varvayanis – 56, Larry Vaughn – 27, Sharon McDougall – 151.
Three year term is: Sharon McDougall, Bill Engvall, Bill Ordwein
Two year term is: Al Orth, Mike Ford, Ruth Dargitz
One year term is: Charles Varvayanis, Steve Wallace, John Tenbrink

Next general meeting May 27, 2012.
Meeting adjourned at 3:40 P.M.

Respectfully submitted by,
Michael Rainwater, OFSRA Secretary



**Odd Fellows Sierra Homeowners Association
Board of Directors Special Meeting Minutes
May 29, 2011**

The meeting was called to order by the OFSHA Board immediately following the Annual Meeting.

All Directors were present: Bill Engvall, Sharon McDougal, Charles Varvayanis, Ruth Dargitz, Alan Orth, Steve Wallace, Mike Ford, John Tenbrink, and Bill Ordwein.

Members before the Board: None.

Correspondence: None.

Minutes read and disposed of: None

Old Business: None

New Business: A discussion regarding the organizational structure. The OFSHA Articles of Incorporation, By-Laws, and CC&R will be studied by the directors prior to the next meeting and discussed at that meeting. Meeting days and times were selected; the second Saturday of each month at 8:30 AM. The Officers were selected:

President	Bill Engvall
Vice President	Sharon McDougall
Secretary	Charles Varvayanis
Treasurer	Ruth Dargitz

A discussion regarding obtaining a Postal Permit separate from OFSRA for mailing newsletters and other correspondences. It was decided to use the same Postal Permit as OFSRA. A brief discussion of OFSHA financial responsibilities. It was decided to defer the financial responsibilities discussion until after the meeting.

The meeting adjourned at 5:30 P.M.

The regular meeting is on Saturday June 11, 2011 at 8:30 A.M.

Respectfully submitted,

Charles P. Varvayanis, Secretary
Odd Fellows Sierra Homeowners' Association, Inc.

**Odd Fellows Sierra Homeowners' Association
Board of Directors Regular Meeting Interim Minutes
June 11, 2011**

Called to order: 8:30 a.m. by President Bill Engvall.

Invocation by President Bill Engvall.

Board members present: President – Bill Engvall, Secretary – Charles Varvayanis, Treasurer – Ruth Dargitz, Alan Orth, Steve Wallace, Mike Ford, John Tenbrink, and Bill Ordwein. Excused: Vice President – Sharon McDougal



Members before the Board: Ron Hawke, Nancy Hawke, Mike VanGundy, Larry Vaughn, & Del Wallis no comment. Ed Cole: Congratulated new board, advised to have insurance in place before decisions, suggested water on "pay per use" due to tax consequences on money in reserve. Barbara Engvall: taking minutes.

Minutes of May 29 meeting read by Director Varvayanis, end time amended. MSP (motion, seconded, passed) to approve as amended.

Correspondence: Bill & Barbara Murphy: copy of CC&Rs, Rose Anderson: corrected error in name, homeowner on Sarah Circle: request for grant deed, Joyce Astin: request for web password, Ed Cole: requested newsletter with no graphics to save paper, David & Carol Aszkar: phone number change.

Committee Reports:

Finance – Treasurer, Ruth Dargitz: She and President Engvall introduced themselves at Oak Valley Bank and Carlson and Associates. Put their names on account at bank. Advised accountant to send out initial assessment billing of \$830.00. No bills to be paid.

Recreation – The Board: Fish Derby... Director Ford reports the fish to be delivered at earliest Wednesday, lake closed from delivery until event Saturday. Jessie Worsham to cook food, Linda Clark to handle money. Doing well on prizes. It will be a success and fun!

Old Business: 1. Raft: Director Ford suggested a location between the two docks. Director Wallace to contact CalFire regarding placement. 2. License Agreement: Directors Engvall, Ford, Orth, Tenbrink, Varvayanis and Wallace to finalize work prepared by prior board. 3. Water: per Ron Hawke: due to state lab problems, report due 7/1/11 may not be done. Directors Engvall, Ford, Orth, Tenbrink, Varvayanis and Wallace to address in committee. 4. Assessment: Directors Dargitz, Engvall, Ford, Ordwein, Tenbrink, Varvayanis, Wallace to address in committee.

New Business: : 1. Banking: MSP to stay with Oak Valley. 2. P.O. Box: MSP to stay in Long Barn. 3. Phone: MSP to not have phone for communication. 4. Accountant: MSP to stay with Carlson Associates. 5. Insurance: Director Wallace to review policy. 6. Newsletter: MSP to have separate newsletter. 7. Correspondence person: included within duties of secretary. 8. Expense reimbursement: MSP to not reimburse directors for mileage, all other individual expenditures to be reviewed by board. 9. Change of meeting days: MSP to move to 1st Saturday. If falls on holiday weekend decide at meeting prior whether or not to move to 2nd Saturday. 10. Record storage: MSP to purchase file cabinet. 11. Robert's Rules of Order: MSP to use as guideline and possibly adopt at future meeting 11. Christmas party: per Director Ford recreation is now homeowners association responsibility. Follow up next meeting for committee formation.

Adjourned to executive session: 11:10 a.m.

Adjourned to regular session: 11:40

Item discussed in executive session: Board Members serving on both OFSHA and OFSRA boards.

Other Business: Check writing: MSP to use \$2,000.00, when available to open separate account.

Meeting adjourned: 12:04 p.m.

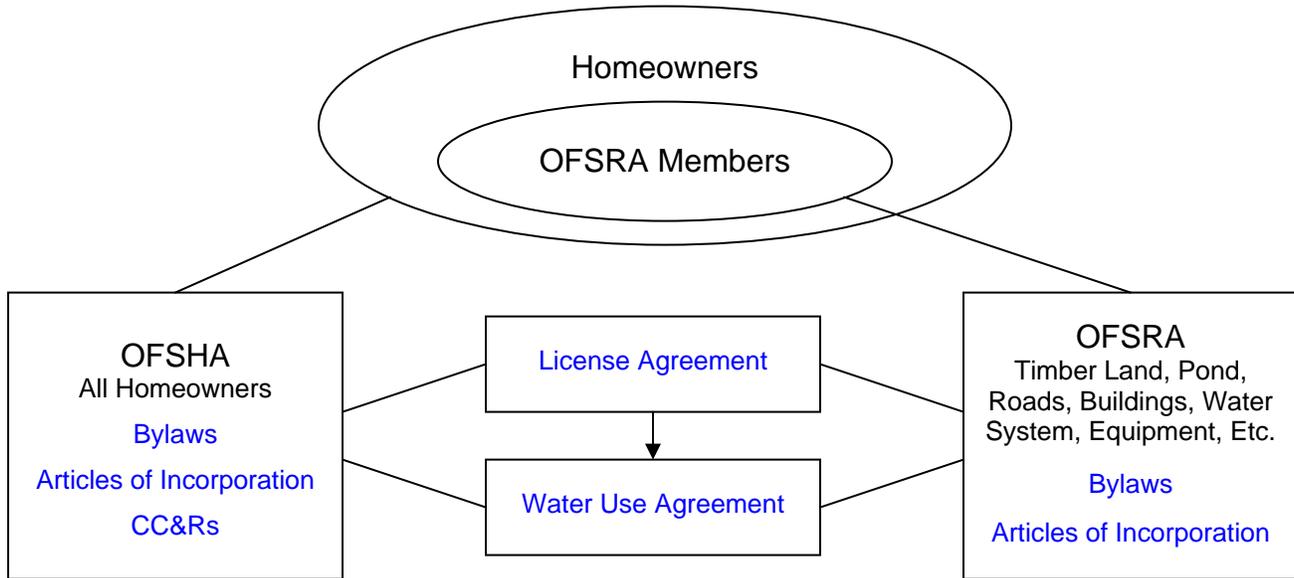
The next regular meeting is on Saturday July 9, 2011 at 8:30 A.M.

Respectfully submitted,

Barbara Engvall



Sierra Park Organizational Structure – Simple View



Homeowner: A lot owner in the I.O.O.F. Odd Fellows Sierra Camp subdivision (Odd Fellows Sierra Park).

OFSRA Member: A Homeowner as described above that is also an Odd Fellow or Rebekah.

OFSHA: A Homeowner’s Association – It performs all of the tasks associated with a traditional Homeowners’ association. Odd Fellows Sierra Homeowners’ Association is a California Nonprofit Mutual Benefit Corporation comprised of Homeowners as described above. OFSHA provides for management, maintenance, and preservation of the I.O.O.F. Odd Fellows Sierra Camp (Odd Fellows Sierra Park) subdivision. OFSHA owns no property and has no significant assets.

OFSRA: A property holding company – Odd Fellows Sierra Recreation Association is a California corporation comprised of OFSRA Members. OFSRA owns the timber land, meadow, pond, and other lands within and around the subdivision and the improvements, including but not limited to roads, water system, structures, equipment, and other items within the park. OFSRA is currently the water and maintenance service provider to OFSHA via contract. The 25 year contract expires on October 12, 2011.

License Agreement: Provides OFSHA Members access to OFSRA roads, land, and facilities, and contracts OFSRA as the service provider for maintaining said roads, land, and facilities. It also provides that OFSHA will reimburse OFSRA per the terms of the contract if any. The term of this agreement is 25 years and expires on October 12, 2011. The proposed replacement for this document is [OFSHA/OFSRA LICENSE AGREEMENT – Rev. 7 – 1/12/2011](#).

Water Use Agreement: Contracts OFSRA as the water provide for OFSHA and service provider for maintaining said water system and that OFSHA will pay OFSRA for water furnished. The term of this agreement is 25 years and expires on October 12, 2011 and automatically terminates with the termination of the License Agreement above. The proposed replacement for this document is [OFSHA/OFSRA WATER USE AGREEMENT – Rev. 7 – 2/2/2011](#).

FISH DERBY REGISTRATION FORM

Name: _____ Age: _____ Boy or Girl

You may pre-register or register using the above form to save time.



Fish Derby!

June 18th
7:00 A.M.



Odd Fellows Sierra Homeowner's Association
P.O. 236
Long Barn, CA 95335-0116

Return Service Requested

U.S. Postage Paid
Bulk Mail
Permit #2
Long Barn, CA 95335