

Sierra Park Services News and Updates

Phone 209-533-7909

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February 2016

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

Changes underway in the Park

As you'll read in this newsletter, the CPUC has finally ruled on the Water Company's application to become the purveyor of water in Sierra Park. Many, many details are yet to be resolved for the deal to become final, but they are in process.

This ruling impacts the Services Company financially, since lease easement payments previously made to us by Water have been disallowed by the CPUC. The loss of this revenue will impact the Services Company budget. The Board has and will continue to work toward minimizing the impact of this loss in revenue. Stay tuned for more on this in coming months - - -

The skiing and sledding have been good this year, both for the local economy and the watershed. The more the better - snow best, rain fine too. If there's snow there's ice, so please be careful driving.

Thanks -- *Michael Lechner*

Next SPSC Board Meeting will be at 10:30 am on March 5th, 2016.



**Please drive
carefully!
The daily
freeze/thaw
cycle makes our
roads very slick.**



Sierra Park Services Company Board of Directors Meeting Minutes for February 6, 2016

Meeting called to order at 11:05 by Michael Lechner.

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

Shareholders Present: Phil Barthman, Susie Lechner.

Others Present: Mike Van Gundy

Attendees' Comments/Questions: None

Approval of the Minutes: Mark Logan moved to approve the minutes of the December 5, 2015 board meeting. Heidi Ordwein seconded, and the motion passed unanimously.

Communications: Wanda Lenhardt, secretary

- Three contacts regarding snow removal or issues relating to winter parking
- One request for a housekeeper recommendation. The Board cannot provide recommendations for services.
- Fifteen contacts regarding the gate
- One request to update mailing address information
- Seven regarding property sales
- Three regarding Recreation Hall usage
- Four regarding email addresses updates/additions
- One regarding payments
- One regarding the inability to get into the park, determined to be in error.

Directors' Reports:

- **President** - Michael Lechner - The CPUC's ruling has dictated the Water Company's budget for the next two years. This will have an impact on the Services Company's budget as well.
- **Vice President** - Heidi Ordwein - Nothing to report.
- **Secretary** - Wanda Lenhardt - The last newsletter went out the week of December 21st. A winter safety advisory was sent to all property owners in January.
- **Treasurer** - Mark Logan - The Board implemented an austerity program well in advance of the CPUC ruling, so we are tracking below budget so far this year. The new walk bridge project was completed just under budget. All major anticipated expenses are behind us, and we should have adequate funds remaining for this fiscal year.
- **Roads** - Mark Logan - Bill Ordwein reported that in past years plowing has begun when snow accumulation reached 4". However, warm days and cold nights have made the roads very slick, so plowing has begun sooner and sanding has been more frequent. Please drive carefully - even with extra plowing and sanding, roads may be icy in some spots. **Special thanks to Bill Ordwein**, who has towed numerous residents out of the bar ditches!
- **Caretaker Report** - Heidi Ordwein - Due to slick roads, the caretaker has been working on his days off to sand and plow. His days off have been adjusted to reflect this need. Thanks to John for being so flexible with his time - because of this, we have only needed to bring in contract snowplow drivers over the Christmas holiday week. In between plowing John has been working on a detailed inventory of Services Company assets.
- **Gate** - Bill Ordwein - The gate is not functioning properly; controls malfunction in damp weather. Bill is working with Door King to find a solution.
- **Equipment** - Heidi Ordwein - A new lip has been installed on the snowplow to protect the road surface. We have a new set of chains, and all three sets are in good order. The plow has been serviced, and John is keeping careful service records. The Board is reviewing the purchase of a new tractor that has a raking device to clear bar ditches, as well as mower and snowplow capabilities. This purchase would be put to a vote at the annual meeting.

- **Buildings/Common Areas** - Heidi Ordwein - Roofers are expected to finish the sand shed in early February; tarps are keeping the sand dry. A number of dead trees on Park property have been felled to protect nearby structures and/or roads. To hold down costs, the caretaker has removed slash.
- **Health and Safety** - Heidi Ordwein - Please drive slowly when roads are icy, do not park on the roads during snow removal, and please, please, please -- stay off the pond's weak ice!
- **Recreation** - Michael Lechner - Due to the CPUC ruling, the Services Company will no longer have a recreation budget. This means there is no money to host the annual Fishing Derby, a long-standing tradition. However, the Board will do its best to make sure the pond is stocked for open fishing in time for Father's Day (pending availability of fish). **Fish stocking will depend entirely on donations** - the more we receive, the more fish will be planted. Your generosity will make sure we can continue this fun activity for the summer!

Old Business:

- The Board will review and prioritize services and match up with anticipated revenue.

New Business:

- The Board amended its policy of requiring three signatures to approve payment for any bill over \$10,000. Any bills that are pre-approved and are within budget will now be excluded from this requirement.
- There has been a request to rent the Lodge for a wedding on September 17th. Property owners may reserve/rent the Lodge or picnic area for private events. For details, check our website.
- Final day for stock purchase prior to the 2016-17 annual meeting will be April 1st.

The meeting temporarily adjourned to executive session at 12:57 pm to discuss issues relating to legal and financial matters.

The regular meeting reopened at 1:51 pm. Nothing to report from executive session.

The meeting ended at 1:52 pm. *Next meeting will be at 10:30 on March 5th, 2016.*

Please -- help us direct your fees where they serve you best!

The Services Company spends nearly \$200 each month on mailing hard copies of this newsletter. We would like to reduce these costs so we can channel more funds toward park improvements. If you have an email address, please consider sharing it with us so we can put your dollars to work more effectively.



SIERRA PARK SERVICES, INC.
BUDGET REPORT
FOR THE PERIOD ENDED
January 31, 2016

	<u>SIX MONTHS ENDED 01/31/16</u>	<u>2015-2016 BUDGET</u>	<u>VARIANCE</u>	<u>% OF BUDGET EXPENDED*</u>
REVENUE				
BRIDGE RESERVES	\$ 49,756	\$57,440	(7,684)	86.62%
EASEMENT LEASES	19,020	44,600	(25,580)	42.65%
FISH DERBY DONATIONS	185	700	(515)	26.43%
MAINTENANCE INCOME	185,050	211,810	(26,760)	87.37%
MISCELLANEOUS INCOME	1,665	0	1,665	#DIV/0!
RENTAL INCOME	520	4,800.00	(4,280)	10.83%
TOTAL REVENUE	<u>256,196</u>	<u>319,350</u>	<u>(63,154)</u>	<u>80.22%</u>
ROADS ADMINISTRATION				
ACCOUNTING	9,439	16,000	(6,561)	58.99%
CREDIT CARD CHARGES	1,483	2,000	(517)	74.15%
INSURANCE	-	20,000	(20,000)	0.00%
LEGAL CONSULTING	8,929	15,000	(6,071)	59.53%
MEMBER COMMUNICATIONS	708	3,000	(2,292)	23.60%
PROFESSIONAL CONSULTING	-	1,200	(1,200)	0.00%
PROPERTY TAXES	2,227	3,400	(1,173)	65.50%
TAXES AND LICENSE	-	100	(100)	0.00%
INCOME TAXES	27,760	5500	22,260	504.73%
ROADS ADMINISTRATION SUBTOTAL	<u>50,546</u>	<u>66,200</u>	<u>(15,654)</u>	<u>76.35%</u>
ROADS OPERATIONS AND MAINTENANCE				
LABOR	-	4,100	(4,100)	0.00%
MAINTAIN ROADS AND SNOW REMOVAL	27,255	45,000	(17,745)	60.57%
ROAD EQUIPMENT MAINTENANCE	38	10,000	(9,962)	0.38%
ROADS BUILDING MAINTENANCE	1,661	20,000	(18,339)	8.31%
ROADS FUEL	-	3,500	(3,500)	0.00%
ROADS SUPPLIES	389	2,000	(1,611)	19.45%
UTILITIES	-	3,000	(3,000)	0.00%
RESERVES	-	21,000	(21,000)	0.00%
MAINTAIN ROADS AND SNOW SUBTOTAL	<u>29,343</u>	<u>108,600</u>	<u>(58,257)</u>	<u>27.02%</u>
CLEAN UP WORK				
CLEAN DITCHES	-	3,300	(3,300)	0.00%
CLEAN CULVERTS	-	2,200	(2,200)	0.00%
PINE NEEDLES FROM ROAD CLEANUP	-	4000	(4,000)	0.00%
CLEAN UP WORK SUBTOTAL	<u>-</u>	<u>9,500</u>	<u>(9,500)</u>	<u>0.00%</u>
REFUSE COLLECTION AND DISPOSAL				
LABOR	-	4,300	(4,300)	0.00%
GARBAGE	11,566	15,000	(3,434)	77.11%
REFUSE COLLECTION AND DISPOSAL SUBTOTAL	<u>11,566</u>	<u>19,300</u>	<u>(7,734)</u>	<u>59.93%</u>

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	<u>SIX MONTHS ENDED 01/31/16</u>	<u>2015-2016 BUDGET</u>	<u>VARIANCE</u>	<u>% OF BUDGET EXPENDED*</u>
PINE NEEDLE MANAGEMENT				
LABOR	-	1,300	(1,300)	0.00%
NEEDLE EXPENSE	-	13,000	(13,000)	0.00%
PINE NEEDLE MANAGEMENT SUBTOTAL	<u>-</u>	<u>14,300</u>	<u>(14,300)</u>	<u>0.00%</u>
MAINTAIN COMMON AREAS				
OTHER LABOR	-	1,100	(1,100)	0.00%
FUEL	1,203	1,000	203	120.30%
GENERAL MAINTENANCE	7,463	11,000	(3,537)	67.85%
LODGE SUPPLIES	-	100	(100)	0.00%
MAINTAIN LAKE	-	1,100	(1,100)	0.00%
MAINTAIN STRUCTURE	-	2,500	(2,500)	0.00%
MAINTAIN COMMON AREAS SUBTOTAL	<u>8,666</u>	<u>16,800</u>	<u>(8,134)</u>	<u>51.58%</u>
GENERAL ADMINISTRATION				
BANK CHARGES	35	325	(290)	10.77%
EQUIPMENT PURCHASE/RENTAL	265	3,000	(2,735)	8.83%
FEEES	-	500	(500)	0.00%
FISHING DERBY	-	2,000	(2,000)	0.00%
HEALTH AND SAFETY	1,962	5,000	(3,038)	39.24%
INSURANCE	-	10,000	(10,000)	0.00%
OFFICE EXPENSE	314	1,200	(886)	26.17%
RECREATION	1,480	1,500	(20)	98.67%
UTILITIES	4,837	1,000	3,837	483.70%
OUTSIDE SERVICES	369	-	369	#DIV/0!
RESERVES	-	2,685	(2,685)	0.00%
GENERAL ADMINISTRATION SUBTOTAL	<u>9,262</u>	<u>27,210</u>	<u>(17,948)</u>	<u>34.04%</u>
BRIDGE				
CAPITAL IMPROVEMENTS-BRIDGE	<u>57,557</u>	<u>57,440</u>	<u>117</u>	<u>100.20%</u>
TOTAL EXPENSES BEFORE DEPRECIATION	<u>166,940</u>	<u>319,350</u>	<u>(152,410)</u>	<u>52.27%</u>
DEPRECIATION	<u>-</u>	<u>-</u>	<u>-</u>	
TOTAL EXPENSES	<u>166,940</u>	<u>319,350</u>	<u>(152,410)</u>	
NET INCOME FROM OPERATIONS	<u>\$ 89,256</u>	<u>\$ -</u>	<u>\$ 89,256</u>	

CHECKING ACCOUNT	\$171,453
BRIDGE ACCOUNT	10,838
GENERAL RESERVES	10,000

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