

Sierra Park Services Corporation

Annual Meeting Minutes

May 26, 2019

9:45 Call to Order: Michael Lechner President

Pledge of Allegiance

Quorum & Secretary's Report:

Wanda Lenhardt, Secretary, announced that Sierra Park Services Corporation has 175 Shareholders. A quorum was established for the meeting with 118 shareholders represented by proxy or attending in person.

Wanda expressed her appreciation to Susie Lechner for taking minutes for board meetings. She has continued to work on collecting email addresses and phone numbers for property owners. Having that information allows her to send emails regarding road conditions and other matters that can be helpful. There are times when property owners need to be contacted immediately and if no other information is available notification is delayed due to the time it takes for USPS mail service. She thanked everyone for their cooperation.

9:55 Break: A brief break was provided as it had begun snowing and cars needed to be moved in order to make room for the snow plow to keep the road open.

10:05 The meeting resumed.

Introductions: Michael Lechner introduced the volunteer Board of Directors.

A brief update regarding the law suit was provided. The costs to maintain the roads is billed separately from other services and everyone who owns a lot has to pay their share of the road expenses. Ancillary Services include the use of the garbage dumpster, the pine needle dump and the use of common grounds. These services are bundled together as a package and will not be divided. If you want one service you must agree to purchase all three of them.

Voting Procedures: Susie Lechner, reviewed the voting procedures.

Heidi Ordwein provided an update on the following topics.

Road Work: Wheeler and Jordan Way East and Jordan Way West were all crack sealed and potholes were filled.

Gate: The gate has been functional. New cards have been provided to new owners and property owners continue to purchase gate keys and clickers.

Dead Trees: Dead trees have been removed over the past year, some by PG&E and some by contractors. PG&E will remove all dead trees that could fall on power lines.

Snow Removal: The past winter was a heavy winter leaving roads full of snow and ice. The snow plow had some significant problems and broke down on more than one occasion. The worst was during the heaviest storm of the season. Emails were sent, prior to the storm, to all property owners who have provided email addresses, letting them know snow removal was going to be difficult and likely delayed. Snow removal contractors were retained but we had to wait until they had time to get into the Park. They did a good job and we were grateful for their assistance. Discussion followed. The snow plow is old and repairs are to be expected. The board committed to looking into alternative snow removal options during the next year.

Mark Logan address Health and Safety

Lot Maintenance: Mark discussed the importance of raking lots to remove pine needles to provide defensible space around everyone's cabins. When everyone does this it makes the ensure park a safer place.

Road safety: There is a 20 mile an hour speed limit in the Park. Everyone needs to drive slowly to ensure the safety of everyone. We have many who walk the roads and they often have young children with them. The only vehicles allowed on the Park roads are vehicles that are street legal, meaning they licensed for California roadways and they are insured. Quads are not allowed on the roads. The Board asks that all property owners respect this rule.

Michael Lechner discussed Recreation in the Park.

Christmas Party: The Board hosted a Holiday Party, after Christmas but before New Years. It was our hope that once the hustle and bustle of Christmas had passed the Holiday Party would be more relaxing and enjoyed by all.

Fish Derby: Michael announced that Jesse Worsham had facilitated the Fish Derby last year and did an outstanding job. Everyone had a great time. Michael announced that Jesse would be organizing the Fish Derby and asked Jesse to provide information for this years Derby.

Jesse invited everyone to attended and asked for volunteers. There will be fishing, prizes, and lunch prepared by Jesse's family. Fishing will occur from 7am to noon. We need helpers at the lake to measure fish.

Susie Lechner discussed the Accessibility Projects.

We recognize that it is difficult for those with handicaps to get around some areas at the Park. The Board is committed to improving that by providing a pathway at the lake as well as ensuring that the picnic area will have some handicap accessibility.

Merger

Mark Logan provided information about the proposed Sierra Park Services Corporation (SPSC) merger into the Odd Fellows Sierra Recreation Association (OFSRA).

The OFSRA has been in existence for decades and owns all of the common areas within the Park as well as approximately 400 acres behind the subdivision. The lawsuits of the past years and the need to create two separate companies to manage the Park left the OFSRA with mounting legal bills and no significant income sources. As a result they, with the approval of their shareholders, obtained a loan to keep the company in business. The property was used as collateral.

It is the goal of the SPSC and OFSRA to not foreclose on that loan. Both corporations want the property owners/shareholders within the Park to remain in control of the Park. Alternatives have been explored and both Boards believe that merging the SPSC into the OFSRA provides the best and most cost effective solution to preserving the Park as we know it.

There will be costs associated with the merger. There will be legal fees, ongoing fees to maintain the common grounds and provide insurance, as well as costs associated with paying off the OFSRA loan. The Board will explore ways to pay off the loan in the most cost effective manner.

The OFSRA will be the “surviving” company and the SPSC will be absorbed into the OFSRA and will no longer exist. The SPSC Board will govern the OFSRA and will become their Board. It is the intent of the SPSC Board will provide continuity in managing the Park once they become the OFSRA Board. The SPSC bylaws will be adopted as the OFSRA bylaws. There will no longer be any requirements to be an Odd Fellow or Rebekah in order to be a shareholder. All property owners will have the ability to be a shareholder. They only have to purchase a \$10 share of stock. This will put the governance of the Park into a larger group of property owners. Those who are shareholders of the OFSRA will continue to be shareholders. All SPSC shareholders will have their stock converted to OFSRA stock. All other property owners can become shareholders for \$10.

Ray Coyle made the motion for the SPSC to Merge into the OFSRA. Jesse Worsham seconded the motion. There was no further discussion and the vote was taken.

Mitch Gabriel provided the Treasurers Report.

Mitch highlighted some of the expenses incurred during the past year. He discussed the cost of seal coating the roads as well as insurance expenses. The proposed budget provides a road expense for every property owner of \$541. The cost of Ancillary Services will be \$518. Property owners paying both will pay \$1,059 for the full year billing.

Voting

Ray Coyle made the motion to accept the budget for the 2019/2020 fiscal year. Jesse Worsham seconded the motion. Discussion followed and the vote was taken.

The Shareholders then cast their votes for the Board to serve in the 2019/2020 fiscal year.

Michael Lechner thanked Robert and Dale for doing such an excellent job. The dumpster area is cleaner than it has ever been.

Michael called for a motion to accept the minutes from the May 27, 2018 Annual Meeting Minutes. Ray Coyle made the motion and Jesse Worsham Seconded the motion. A verbal vote was taken and was unanimous.

A break was taken at 11:45 to count the votes.

The Inspectors were Marianne Gennis and Andrea Miller. Michael thanked both of them for their service.

The voting outcomes were as follows:

OFSRA/SPSC Merger	124 yes	1 no
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2019/2020 Budget	114 yes	1 no
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Board All board members were voted in.

The meeting adjourned at 12:10.