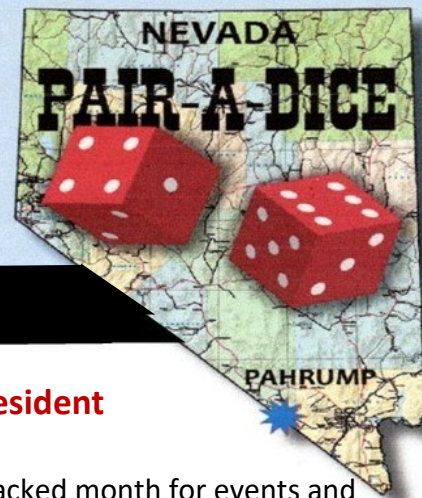


On Parade **PAIR-A-DICE**



Pair-A-Dice November 2024

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OFFICE INFORMATION

HOURS

October-April

Mon-Sat 8 :30a.m. to 4 p.m.
Closed 12:00-12:30

May-September

Mon-Fri 8:30 a.m. to 4 p.m.
Closed 12:00-12:30

Escapees Co-op

of Nevada, Inc

(Pair-A-Dice)

5150 Oakridge Ave.

Unit 2

Pahrump, NV 89048

spairadice@gmail.com

Phone 775-727-7221

FAX 775-727-3966

Message from the Silver Seekers President

October is moving out the door. November is a packed month for events and food. Please look over the fliers and be sure to sign up for the food events. An accurate count helps our planning to be on track.

We have the Membership dinner the evening of the big meeting. Thanksgiving dinner is on track, last minute details are being worked out.

A reminder, we love input on our events BEFORE and AFTER they take place. We can only provide good quality meals you want with input from the members. We understand not all meals will fit the wants of some.

Look over the volunteer list in the clubhouse and you may just see a committee that fits your skill set.

There is also a sign up sheet for anyone wanting to run for the Silver Seekers Board. We are a fun and active Board, do not be shy of stepping up.

Don Olney 34A Silver Seekers President and Top Banana.

Message from the Board President

This will be the last article from me as your president. I have served on this board for six years as treasurer, vice president and now president. They have mostly been good and rewarding, but also with a lot of sleepless nights. My main concern was to keep this park operating as it was when it was first started. We have come a long way since then. I want to see this park operate as Escapees, not two separate teams.

I want to thank all the people who have helped me all these years especially the office staff and maintenance/custodial staff. They are an asset to this park and I very much appreciate them.

I wish everyone a very Happy Thanksgiving and a very Merry Blessed Christmas and New Year.

Pat Bosworth 25A , President of the Board



The Sheriff is in Town

Ginny Harding is enforcing the name tags policy at Silver Seeker events. The penalty is 25¢ each

Free Notary Service

If you need something notarized we have our own notary and it's no cost to you!

Just get in contact with Pat Bosworth 25A and she will set up a time to do this service for you.

Name Badges

Available for \$3 or \$5 (if you want a magnetic back). Sign up sheets are in the office and clubhouse. Badges are generously made by Nancy Schmidt 51B.

Draft Board Meeting Highlights October 17, 2024

SECRETARY'S REPORT

1. The minutes of previous open board meetings on September 19 and October 11 were approved.
2. There was no correspondence to report on.

TREASURER'S REPORT

As of September 30, 2024: Balance sheet: waitlist funds \$103,342.57; dedicated funds, \$404,995.81; unrestricted funds \$837,982.10; total in bank accounts \$1,346,320.48. Total assets \$1,501,995.08, Liabilities \$1,466,519.53, equity \$35,475.55 Total income \$401,950.17. Total expenses \$350,968.34. Net income \$53,584.58. Non- recurring monthly expenses for September: Floyd's Construction, waterline break at lot 53A, \$1,991.37; Home Depot, 4 gallons of shed paint, \$164.20; Mark's Cleaning Supplies, trash bags, toilet paper, paper towels, gloves, \$225.37 for a total of \$2,380.94. Dedicated funds: current balance of \$404,995.81.

Kris reported that after the meeting with the budget advisory committee the 2025 budget had been adjusted. This budget has no increase in member dues. The monthly rental rate increases to \$350 plus electricity and the wait list admin fee is raised to \$75. Julie made a motion to rescind the motion made at the budget meeting to raise the lot transfer fee to \$75, since the bylaws specify a fee of \$50. Motion seconded, carried. Sharon made a motion to increase the monthly rental rate to \$350, seconded, carried. Pat made a motion to approve the 2025 budget, seconded, carried. Kris reported that we had received a letter from the IRS closing the compliance check issue noted in the September minutes.

OLD BUSINESS

1. Clubhouse roof. Pat reported that there are no leaks at present and any further issue with the roof would be for the next Board of Directors.
2. Member vehicle identification. Mary reported that the 2x2 squares will be ready for the membership meeting.
3. Shed painting. Sharon reported that 3 sheds have been painted, 3 have been scheduled and she was hoping for 3 more.
4. Articles of Incorporation. Sue reported that we finally have an answer from our attorney. He suggests that the Co-op should resubmit our application to the Secretary of State. Sue suggested leaving that action for the incoming Board of Directors. (See page 9 of what needs to be in Articles Of Incorporation per NRS.)
5. Clubhouse repair. Don Olney reported for the Clubhouse committee that no repairs had been made. He would work with Lynn Eggleston to provide a PO for the costs.

continued on page 8

Silver Seekers Highlights from October 10th Meeting

Treasurer's Report

Income \$882.96

Expense \$668.80

Balance on hand Checking \$2,013.23

Balance in Savings \$4,592.25

Unfinished Business

None

New Business

- There will be a change in the method of collecting cash from the donation cash boxes. Ginny Harding (51B) will collect all cash and deliver it to the Treasurer.

Announcements

- Irene Burgess (73A) collected \$183.00 from can recycling and gave it to Don Olney
- Alecia Collins (42B) suggested the Co-Op look into purchasing an ice making machine

Page 10 has the fliers for events sponsored by Silver Seekers

Town Hall Topics October 10, 2024

Purpose of the meeting is to have freedom to express our concerns.

- Announcement about committee sign up sheets for the upcoming year are now available in the clubhouse. Please sign up for any committee you might be interested in.
- Max Schmitt 51B Was concerned about the weeds growing around the signs outside our park. (A volunteer went and weed whacked them later that day.)
- Millie Duffin 78B Thanked all the volunteers who step up to help run events and clean up afterwards. She also suggested Quail Run needs more lights around that area for evening activities.
- Bob Tessier 16B Suggested the garden area would look nicer with a shed to store all the stuff collected around that area.
- Elissa Bosworth noted there should be a sign in the clubhouse noting the capacity of the room per fire department regulations.
- Kirsi Uotila 84B Is researching the condition of the dog parks and would like to replace the covers on the covered area due to them deteriorating. She is submitting a proposal to the board for expenses.
- Millie Duffin 75B Announced we will be going back to themed pot lucks and next month's theme is breakfast for dinner.

Escapees Co-Op of Nevada, Inc.**Profit and Loss**

January - September, 2024

	Total Year to Date
Income	
Total MEMBER INCOME	\$300,005.33
Total NON-MEMBER INCOME	\$55,743.58
Total OTHER MISCELLANEOUS REVENUES	<u>\$46,201.26</u>
Total Income	\$401,950.17
Expenses	
Total BANK EXPENSE	\$4,752.28
Total CLUBHOUSE EXPENSES	\$634.23
Total INSURANCE	\$18,722.71
Total LANDSCAPING	\$439.88
Total MISCELLANEOUS EXPENSES	\$2,256.17
Total OFFICE EXPENSE	\$7,055.76
Total OUTSIDE SERVICES	\$13,480.33
Total PAYROLL EXPENSE	\$73,267.33
Total POSTAGE	\$808.09
Total PROFESSIONAL FEES	\$13,776.72
Total PROPANE	\$11,451.84
Total REPAIRS / MAINTENANCE	\$15,925.84
Total RESERVES	\$24,092.48
Total SAFETY AND SECURITY	\$817.56
Total TAXES	\$23,028.76
Total UTILITIES	\$137,352.50
Total VEHICLE Expense	<u>\$3,105.86</u>
Total Expenses	\$350,968.34
Total Other Income	\$2,602.75
Net Income	\$53,584.58

The Cost of Accepting Credit Card Payments

As of the end of September 2024 the park has paid \$4,692.28 in merchant fees. For the same period ending September 2023 it was \$3,147.38. That is an increase of \$1,544.90 in a nine-month period to accept credit card payments

Alternative Payment Methods –

- Pay by check
- Pay with cash
- Direct your bank in their bill pay option to send payment to the Co-op
- Pay online when you get that email, but use the Debit or Bank option

All four of the above options have no cost or minimal cost to the Co-op.

Every board meeting you hear the board trying to save your money on expenses. This is your chance to do the same, save the Co-op money. It keeps maintenance fees down for everyone.

Kris Nau 6A Treasurer

From your Treasurer-

The year 2024 in layman's terms: It was a very good year for the Co-op financially to put things in perspective. The Co-op realized some additional income from VEA which is a Co-op utility and reimbursed members that have supported them over the years. Therefore, the board decided to share that additional income with the current members in the fourth quarter. Looking forward that most likely will not happen in 2025, however we have a strong financial position and the board decided not to increase maintenance fees, which should not happen year over year.

There has been much discussion among Co-op members regarding the Reserve Fund and its necessity to fund. Thankfully, two different attorney firms acknowledged we are not in the same legal status as a Home Owners Association, we do not fall under the same laws as such. Taking care of the park assets is important. There has been some discontent with the board decision to replace the back fence at a cost of more than \$20,000. Some things need done to safeguard Co-op assets and Co-op members. A CPA friend of mine defined Dedicated Reserves as the following: SWAG, which among the CPA community stands for Scientific Wild Ass Guess. A very apt description.

As your Treasurer through trying times, I have had the best interest of the Co-op as my top priority. We came here after losing a son at the young age of 24, we have slowly healed from our loss and look forward to a new chapter in our life together.

As Treasurer, twice now in the eight years my husband and I have lived here, I am resigning. That was announced in July. Our new board will have to decide how to address that, I provided suggestions in writing while compiling the 2025 budget.

I am honored to have served as your Treasurer and appreciate all of the support you have given me.

Kris Nau 6A Treasurer

The Benefits of Setting Aside Funds for Park Improvements: A Sustainable Approach

As our park continues to age and evolve, it's important to think ahead about how we can maintain its charm, functionality, and overall appeal. One of the best ways to ensure this is by proactively setting aside a dedicated portion of our annual budget—let's say 10%—to cover future park improvements. This approach has numerous benefits for the entire community, and by establishing a transparent process for how these funds are used, we can ensure that every member has a voice in shaping the park's future.

The Need for a Formal Request Process

Currently, we have no formal process in place for submitting park improvement requests. Sometimes, ideas for improvements are casually mentioned during a town hall meeting, while other times they come in the form of a letter to the board. In some cases, industrious members take matters into their own hands and make the improvements themselves. While this reflects the initiative and care our members have for the park, it also creates a lack of consistency and member involvement in decision-making. This proposal would bring some formality to the request process, ensuring that all suggestions are reviewed properly, and most importantly, allowing all members to have input on the future improvements that affect the entire community.

Creating a Small Committee

To ensure fairness and transparency, a small committee could be formed to oversee the process of managing these funds. The committee would be responsible for:

- Defining the guidelines for how park improvement requests can be submitted.
- Reviewing requests and determining which projects align with the long-term goals and financial stability of the park.
- Ensuring that the community has a say in which projects move forward by presenting options for membership voting.

This committee would act as stewards of the improvement fund, helping to prioritize the park's needs while maintaining a clear, member-driven process.

Membership Voting on Improvements

Another key benefit of this process is involving the membership in voting on which park improvements are most important. Each year, the committee could present a list of viable projects, which the membership can vote on. This gives every member an active role in shaping the future of the park, ensuring that decisions reflect the collective desires of the community. Voting on improvements annually ensures that projects align with current needs and member interests, creating a more engaged and connected community.

(Continued on page 6)

(Continued from the previous page.)

Long-Term Benefits

- Community Ownership:** When members are involved in the decision-making process, it fosters a stronger sense of ownership and pride in the park. It becomes a shared space that everyone has contributed to improving.
- Financial Stability:** By consistently putting aside a set percentage of the budget, we ensure financial stability for future improvements, creating a buffer for both planned and unexpected projects.
- Enhancing Park Appeal:** Regularly updating and improving the park not only enhances its appeal to current residents but also makes it an attractive space for future members. Investing in the park's future benefits everyone and ensures that it remains a vibrant and well-maintained space for years to come.

Conclusion

Setting aside 10% of the annual budget for park improvements is a forward-thinking approach that ensures the park remains a vital and thriving part of the community. By creating a transparent process, involving membership in decisions, and prioritizing future needs, we can build a sustainable path for the park's ongoing success—without the need for surprise expenses or assessments. Together, through collective planning and proactive investments, we can ensure that the park continues to be a source of pride and enjoyment for all.

I hope you will all join me in encouraging our new board to adopt this policy so we can all have a say in improvements for our beloved park.

Shannon Bassett 64A

Reminders

- ♦ When scheduling a meeting, please reserve it on the calendar in the craft room.
- ♦ If you changes to the parks phone directory, the office can supply you with the form needed to get your update registered. The directory will be published in January.
- ♦ If your phone number, mailing address or email has changed, please let the office know. It is a Bylaw requirement to have this information up to date.

MONTHLY OFFICE REPORT September 2024

29 Lots in the Lot Use Pool
31 Lot Renters
03 Boon Dockers
54 Names were on waiting list (as of Oct 1, 2024)
00 Refunds were given to the Waiting List
00 Released to new members
30 Visitors & Vendors signed in, and there were 134 members in the park.
567,000 gallons of water were used;
4,116,100 gallons used this year to date, 52.93% of the annual allowance.
Michelle Clark, Michele Luna and Paul Clark

Board Meeting Draft Minutes continued from page 2

6. Back fence repairs. Sharon requested confirmation from the Board that a survey should be conducted to determine our boundary in order to know where to put the new fence. Confirmed.
7. Water tank painting. This project is complete for a cost of \$177.79.
8. Insurance. Allison reported that she has a bid for commercial insurance comparable to that by Philadelphia but including coverage for using the saws in the Quonset hut. The actual coverage is still being negotiated so we do not have a final figure.

NEW BUSINESS

1. Golf cart replacement. Approved.
2. Decorative rock for landscaping. PO from Lynn Eggleston to replace decorative rock on the common area at lot 83A. The cost would be \$1,355.44. Approved.
3. Dog park pergolas. Kirsi Uotila 84B proposed replacing the fiberglass roofing in the dog parks with metal. Approved.
4. Dog park benches. Allison reported that 2 benches had been ordered
5. Clubhouse chairs. The Board had received a request from the Clubhouse committee for new chairs. The board needs a specific cost to process it. Tabled.
6. Entrance sign replacement. Elissa Bosworth has been working on replacing the map at the front of the park which is deteriorating. She has agreed to bring this project forward at the annual membership meeting.

What does NRS require we have in our Articles of Incorporation?

NRS 81.440 Articles of incorporation: Required provisions. Each corporation formed under [NRS 81.410](#) to [81.540](#), inclusive, shall prepare and file articles of incorporation in writing, setting forth:

1. The name of the corporation.
2. The purpose for which it is formed.
3. The information required pursuant to [NRS 77.310](#).
4. The term for which it is to exist, which may be perpetual.
5. The number of directors thereof, which must be not less than three and which may be any number in excess thereof, and the names and residences of those selected for the first year and until their successors have been elected and have accepted office.
6. Whether the voting power and the property rights and interest of each member are equal or unequal, and if unequal the articles must set forth a general rule applicable to all members by which the voting power and the property rights and interests of each member may be determined, but the corporation may admit new members who may vote and share in the property of the corporation with the old members, in accordance with the general rule.
7. The name and mailing or street address, either residence or business, of each of the incorporators signing the articles of incorporation.

Information copied from NRS directly.

By Law Reminders

ARTICLE II

Membership

SECTION 3. Responsibilities of Members

- A. Members shall not attempt to impose personal preference upon others.
- B. If a disagreement arises between members or member(s) and the Co-op, they should try to work out a compromise.
 1. Failing to accomplish the former, they must appeal to the Grievance Committee, which shall make a fair and impartial assessment of the problem.
- C. Members shall be encouraged to share knowledge, labor, and time toward the betterment of the Co-op, to the best of their abilities and/or capabilities without remuneration.

ARTICLE IV

Activities

SECTION 1. Restrictions

Notwithstanding any other provisions of these Bylaws, the Co-op shall not:

- A. Carry on any activity not permitted by a nonprofit corporation exempt from Federal Income Tax and under Section 501 (c) 7 of the Internal Revenue Code, NRS 81.410 through 81.540, or corresponding section of any future tax code.
- B. Participate in, nor intervene in, any political activity.
- C. Encourage or promote any sect, religion or belief over another in act or deed.



*Saturday
November 9th
11:30 am*

*Sign up by Thursday, November 7th
\$5 \$10 \$15 Restaurant*

*VETERANS DAY FLAG RAISING
MONDAY, NOVEMBER 11
8 AM*



Coffee & Donuts in Clubhouse



*COME IN YOUR FAVORITE PAJAMAS AND
* LET'S HAVE BREAKFAST FOR DINNER **



*Pancakes, Waffles
Eggs, Bacon, Fruit*

*WHEN: Tuesday, November 19th **
WHERE: Nicco's
TIME: 4 pm*

PLEASE SIGN UP IN THE CLUBHOUSE

*** A week early due to Thanksgiving*

*SATURDAY, NOVEMBER 16TH 4 pm
Please sign up by Saturday, November 9th
so we know how much to prepare*

JOIN US FOR THANKSGIVING DINNER

*Dinner will be potluck style **



*3 PM Thursday
November 28th*

** Silver Seekers will provide the turkey, dressing & gravy .
Please sign up by Thursday, November 14th so we know how
much to prepare also for the side you will be bringing.*

I have a proposal, who do I talk to?

All proposals need to be written to the whole board for approval at the next board meeting. Please include any pictures and drawing, cost of the project including an itemized list of materials needed and where they would be purchased. (If Amazon, the office often gets a discount.) Your name and lot number need to be included and signature if copied and distributed through the board's mailboxes. If approved, then a purchase order will need to be filled out in the office **before** anything is bought.

I have extra furniture, can I donate it to the park?

All donations need to go through the clubhouse committee. In general, furniture is not needed.

Irrigation

Please do not adjust any of the irrigation in the park. Our plants need water and recently it has been discovered several of the lines have been shut down and our plants are suffering. Hopefully with the start of a new irrigation committee, they can re-evaluate our current situation and adjust the water needs of our trees and bushes.

Pets

Besides our standing park rule about pets being on a leash, Nye County also has a regulation concerning dogs. It states 'Dogs must be restrained by a leash unless confined on or within the owner's property.'

Your property is considered the site you are assigned to.

<https://nyecountynv.gov/64/Animal-Services>

From the Desk of a Member

Oh gosh oh-my a new Pair a Dice year is upon us as well as a new beginning. Let's all gather up and head in one direction, for the good of our/your co-op. As with all new beginnings some changes from this status quo are sure to be, what will be known as active events. These events are for the good of the co-op leading to the next generation of cooperation and leadership to ensure the quality of life for the park. To all those who have been here for eons please work with the new progress of events, participate and learn why events are changing, be involved and you won't be left behind. Your input along with the input of newer members is essential to the success of our co-op. Without the mess of thoughts and ideas we build nothing but contempt, division, and lack of understanding. Change is progress. Do you want to live the life of the 1985 rvers with no slides, leveling jacks, bad AC and inefficient heaters? I don't and you may not either. Just like back then it was your call to build together, it's that way now. Together we can succeed for our future success. Put your personal agendas aside and work as one.

ppm Max Schmitt 51B



Kitchen Crews



Taco Chef

We love meal time



Jam Session



Cake Walk Event



Night Time Games at Quail Run

Contact Information

Board * these will change after 11/2

President Patricia Bosworth, 25A
 Vice-President (open)
 Treasurer Kris Nau, 6A
 Secretary Sue Vice, 39B
 Directors: Mary Wakefield, 66B
 Julie Klein, 9A
 Sharon Guthrie, 7A
 Allison Ellis, 76A
 Doug Howard, 61A

Email: skpboardpair@gmail.com

Silver Seekers Board

President Don Olney, 34A
 Vice-President Roy Holt, 36A
 Treasurer Kim Athearn, 87B
 Secretary Kris Moore, 15B
 Lenita Brouillette, 79B
 Dottie Bromley, 68A
 Jackie Holt, 36A

Email: skppairadicesilverseekersboard@gmail.com

Website: <https://skppairadice.com>

Web Administrator: Don Olney, 34A

Email: SKPairADiceWeb@gmail.com

Facebook: Escapees Co-op of Nevada Inc Pair-A-Dice

Facebook Administrators:

Linda Sullivan, 40B

Mary Wakefield, 66B

Email: skppairadicefb@gmail.com

Newsletter: Sue Vice, 39B, Julie Klein, 9A

Email: skppairadicenewsletter@gmail.com

Electronic Bulletin Board: Roy Holt, 36A

Email: skppairadicebb@gmail.com

Committee Chairs * these may change after 11/2

Audit Zolina Noland, 68B
 Budget Committee Shannon Bassett, 87B
 Bylaws Roy Holt, 36A
 Clubhouse Lynne Eggleston, 24A
 Communication/Technology Don Klein, 9A

Email: skppairadicecommtech@gmail.com

Elections Mo Botts, 79A
 Grievance Charlee Brown, 91B
 Irrigation-Valves Ken Swallow, 80B
 Landscape Lynne Eggleston, 24A
 Lot Improvement/Appraisal Ray Botts, 79A
 Photography LaHatha Xavier, 44A
 Propane Dave Radtke, 60A
 Roadwork and Leveling Wayne Moody, 93A
 Safety and Security Bill Eggleston, 24A
 Standing Park Rules Roy Holt, 36A

Maintenance Staff

Paul Clark Maintenance
 Anita See Custodian

Recent Upgrades
 done by
 Volunteers



Please use your directory for phone numbers. We are attempting to add a level of security for our members since this newsletter is publicly published.

November 2024 *Pair-A-Dice Calendar*

Office: (775) 727-7221
e-mail: spairadice@gmail.com

DAILY EVENTS

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

7-10am Coffee <-----> 7-10am Coffee

4pm Social Hour <-----> 4pm Social Hour

5:30 pm Card Games <-----> 5:30 pm Card Games

WEEKLY EVENTS:

8am Landscape
Committee
6pm Mexican Train
Dominos

9am Propane

6pm Texas Holdem

Red Shirt Friday

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

					1 5:30 pm purchase cards for 6pm Bingo	2 8 am Donuts & Coffee 9 am CO-OP ANNUAL MEETING 4 pm Chili Dinner
3 2 pm Ice Cream Social	4	5	6 1 pm Po-Ke-No	7	8 5:30 pm purchase cards for 6pm Bingo	9 11:30 am Ladies Lunch @ \$5-\$10-\$15 Café
10 2 pm Ice Cream Social	11 VETERANS DAY 8 am Flag Raising Ceremony 11:30 am Lucky Rollers Dineout@TBD	12 1 pm Silver Seekers Board Workshop	13 1 pm Po-Ke-No	14 9 am Town Hall Mtg 1 pm Silver Seekers Board Meeting 2 pm Jam Session	15 6 pm Card Bingo	16 4 pm Silver Seekers Breakfast for Dinner Pajama Party
17 2 pm Ice Cream Social	18 1 pm BOD Workshop	19 4 pm Dine-Out @Nicco's	20 1 pm Po-Ke-No 3 pm New Member Orientation	21 9 am Open Board Meeting	22 5:30 pm purchase cards for 6pm Bingo	23
24 2 pm Birthday/Anniversary Celebration (Nov & May)	25	26	27 1 pm Po-Ke-No	28 Thanksgiving 3 pm Thanksgiving Dinner	29 6 pm Card Bingo	30