



**FRONTIER TRAIL HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
FEBRUARY 12, 2011**

**BOARD MEMBERS PRESENT**

**Gary Finstad, President**

**John Stallone**

**Margaret Smith**

**Robert Rusby**

**Lisa Ross**

**Russ Sitnick**

**Earl Bonawitz**

**John Seals**

**Visitors: Robin Little**

**Cherie Jones**

**Jim Phillips, Kern County Fire Department, Engine Captain**

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Called to order at 9:00 AM at Robert Rusby's home. Thank you, Robert.

**APPROVAL OF MINUTES OF PRIOR MEETING**

**A motion was made by Robert Rusby to approve the minutes from the previous Board Meeting on 11-13-2010.**

**Margaret seconded the motion.**

**Passed unanimously.**

**Committee Reports**

**WATER: RICH GUY, VP WATER, was not in attendance. He did send a report to Gary Finstad, who read the report, below:**

1. I'm working with Steve White of "Skoo'Kum H2O" in preparing a Preventive Maintenance program for the entire FTHA distribution system. This will include, but not be limited to: Flushing the entire distributed system, exercising all valves and hydrants and repairs of faulty system apparatus as required.

2. I'm working with "P&J Electric" (Pete Glasner) to provide an estimate for a complete Preventive/Predictive Maintenance program for the entire FTTHA electrical distribution system, the pumps, the wells and all associated controls.

3. As directed by the General Committee, I'm scheduling a site inspection with "Inland Potable Water LLC" to give a firm bid (not-to-exceed) on the cleaning and reporting with recommendation, both storage tanks for late February.

As for Modular Homes and or their limitations, this researched and addressed under Earl Bonawitz's presidency by Mr. Jackson.

It was determined that no restrictions apply to modular constructed homes (not mobile homes...trailers). It was also recognized that Modular construction were those residency's that were installed on permanent foundations.

In fact, I was the only one that questioned the modular scenario by doubting the capabilities of delivery and placement due to our terrain. I further motioned that if a modular residence was being considered, that the delivery/set-up company make an in-person site-inspection and create and distribute detailed plan of delivery. This plan was to include road access, lay-down area, road repairs issues if needed, tree, overhang and obstacle identification and hours of proposed work, at the least.

**John Stallone said we never have had a formal layout of the tanks and their placement. He suggested we should have a plan, in layman's terms, of how many tanks, or a tank 'farm', how it will all work. The electrical for this tank just got put in just this week. Whether the electricity gets used for a pressure pump to push the water up my way or what is in Rich's area.**

**John said that he and Rhonda are open to having the tank on their property but need to see a plan first.**

**Gary Finstad said he will get in contact with Rich Guy and ask for a more detailed plan with costs. Clearly, he said, we are embarking on having a reserve study done and should have some more long-term plans in place so we know where we need to go.**

**John Stallone said he would like to see what the benefit will be to have the tank on his property. He also suggested it will have to be dug into the mountain more. He thinks it will have to be a  $\frac{3}{4}$  cut and a quarter fill. John mentioned that they have a steel tank at his campground for ten years now and it has 'sores' all around it, so he suggested we look into a plastic tank. Two 5,000 gallon plastic tanks are cheaper than one 10,000 plastic.**

**ROAD REPORT: John Stallone said that the new roads had damage from rains and Blumgren came in and filled the damaged areas. In hindsight it could have been better done in the beginning.**

The electrical line for the upper tank was put in and there was a bit of damage from a backhoe. It will be repaired next time we do a road project, as it is minimal.

John Stallone said he will get with Blumgren and have the South side new road fixed (it was damaged because of the torrential rains).

Earl Bonawitz mentioned the different materials and methods for resealing roads. We need to look into the best material and method before we reseal next time. John Stallone said that Reclamite is the way to go according to the county road workers he's spoken with.

John Stallone said there were things we could do to keep the road in good condition, as in brushing/sweeping debris from the surface as needed. It was suggested we could extend the speed bumps by the sharp curve to eliminate the rocks that have been placed there. There is some settling by Shawn Dowd's home. Above Margaret and Harry's home there are some dips where water collects. Weeds are coming up in the road by Finstad's. Below the mailboxes on Roger's Road there is a hole in the road. John Stallone will have Dick Blumgren check it out. Gary Finstad asked if there was maintenance in the Roads' Budget. Earl said there is \$3,000 a year for maintenance of the roads in the budget. One purpose of the reserve study is to find out what future needs are and prepare for them ahead of time. John Stallone said he is open to getting other bids if we feel it is necessary. Gary said that the maintenance of the roads should be an ongoing affair. Earl: Should asked if we should get a maintenance contract? John Stallone said he would inquire about that.

Cherie Jones said that at the last meeting John Jones was asked to find out if Doug Mellor was bonded and insured. He is not. No one else is answering requests for taking out the one tree. It was suggested that our insurance will cover Doug Mellor. Robin said we should go back to SCE. John Stallone said he would call Randy at SCE and ask if they would take it down.

Robin introduced Jim Phillips, Kern County Fire Department, Engine Captain, who then gave an excellent presentation on how we as a homeowner's association can mitigate a wildfire in our development.

Captain Phillips suggested that the narrowness of the road demanded sufficient turnouts of a size that would allow a fire engine coming up the road to fight the fire to allow a car or truck evacuating to have enough room to quickly and easily pass each other. It was pointed out that brush on the

sides of the road needs to be cut back ten or more feet to the height of small grasses, as the height and fuel of the taller brush will allow the fire to jump the road easily, whereas a two to three inch high grass fire is more easily controlled. Brush flame 'links' are thirty feet, whereas a low cut grass flame 'link' is only ten feet.

The law states that *parcels with NO structures on them must clear ten feet around perimeter of parcel.* For parcels *with structures the states 100' defensible space clearance when possible, or to the property line.* The rule is 30' from the house should have top priority for clearance, then the remaining 70' should continue to have grasses cut, bushes/shrubs spaced, and trees limbed up to 1/3 the tree's height, or a minimum of ten feet.....also, shrubs/grass should be cleared completely around trees so that the "ladder effect" is mitigated.

Winds and humidity play an enormous part in how high a flame will reach, along with how much fuel is available.

The ember effect: bits of ignited leaves, grasses, bird's nests, pine cones, etc., can be blown or exploded into the air, landing on new fuel sources. These are called 'spot fires', which in turn create another potential wildfire to deal with.

The bottom line is that, if the fuel source is not there, then the fire cannot thrive, and can be controlled as it creeps close to the ground.

Captain Phillips suggested that if we have observed an obvious violation or a problem with non-compliance, it should be brought to the attention of the fire station. Just call and it will be looked into. Sometimes they miss stuff when they do inspections, so it is up to us to help out, not by turning in your neighbor, he said, but by helping avoid a danger to the community.

**Discussion ensued regarding parcels that are not cleared from the road and what we can do about them. John Stallone suggested we take a map and identify parcels that don't comply.**

**Robin Little volunteered to be in charge of this.**

**Earl made a motion that Robin should:**

- 1. Identify properties**
- 2. Draft letter to give notice that the said property owners will receive a notice from the Fire Department**

**John Seals seconded. The motion passed unanimously.**

**Margaret Smith, Treasurer, gave the treasurer's report.**

Earl Bonawitz moved to accept the treasurer's report as presented. Robert Rusby seconded. The motion passed unanimously.

The subject of John Damiani questioning us at the general meeting regarding the placement of a pre-fabricated home on his land was introduced. Earl said that the by-laws do not say we can't have mobile homes. Margaret said according to Tony Click, it can put into the by-laws to exclude mobile homes. John Seals said we should be careful not to exclude modular and manufactured homes. Earl suggested that perhaps we should have an architectural committee to oversee what is and is not allowed, as structures in the association impact all of our property values. It was suggested that we request Diane Dodds to look into the question of: if we change our by-laws, amending them, can they be enforced? Earl asked Gary to call Diane Dodds and request her help in answering these questions. Gary said he would.

A motion was made by Earl Bonawitz and seconded by John Seals to establish a fee of \$100 for any request from an escrow company for copies of the associations' by-laws, budget, last year's minutes and various other documents (which are available on-line, and a \$25 fee for when it goes through. The motion carried unanimously.

Earl moved to adjourn. Gary seconded. The meeting was adjourned at 10:58.

Respectfully submitted, Lisa Ross, Secretary



### UPCOMING MEETING SCHEDULE

MAY 21, 2011 BOARD MEETING 9 AM

JUNE 18, 2011 GENERAL MEMBERSHIP MEETING 10 AM CHAMBER OF COMMERCE



