



**FRONTIER TRAIL HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
MAY 9TH, 2009**

BOARD MEMBERS PRESENT

**Gary Finstad
Nancy Horrell
Russ Sitnick
Margaret Smith
Rich Guy
Earl Bonawitz
Bill Dierck
John Seals
Robert Rusby
Lisa Ross**

VISITORS

**John Stallone
Harry Smith**

President Earl Bonawitz called the meeting to order at 9:09 AM at Robert Rusby's home.

APPROVAL OF MINUTES OF PRIOR MEETING

A motion was made by Rich Guy to approve the minutes from the previous Board Meeting of February 14th, 2008.

John Seals seconded the motion.

It passed unanimously.

Committee Reports

Water Committee: Vice President of Water, Rich Guy said the twin tanks have been taken out by Jim Young. They were rotten inside.

Both pumps have been repaired and hard-piped, which will avoid the previous problems with the piping.

The Grants may be reviewed around May 19th. All is on hold because of the State budget. All water is now active.

A by-pass has been repaired and installed. This takes the water out of the tank rather than out of the line, and therefore there is less mineral deposit in the line.

Utilities and Electrical: Edison is providing power at a reduced rate right now. What was \$10 to \$12 thousand dollars is now down to approximately \$8 thousand. They will supply the electricity for this amount to enable water to get to John Stallone's pad on the hill.

The small pole is a different subject. That is the larger project.

Discussion followed between members Rich Guy, John Seals and visitor John Stallone. While they perused the papers from Edison, the rest of the Board moved on to the roads.

Road Committee: Vice President of Roads, Bill Dierck, said that the speed bumps on the South side had been painted by Maria Gonzales and Kern Brewer and that he had the paint and planned to paint the North side on Monday, May 11th, and asked for volunteers. Lisa Ross volunteered. He said the road committee had had the road resealed and bought the paint for the speed bumps and had come in under budget. He mentioned that it had been discussed to put convex mirrors by Kennedy's.

**Robert moved that Bill look into installing a mirror at Kennedy's and two on the crest of the hill in front of the Dierck's, with a cap of \$500 for all.
Second by Rich Guy.
Passed unanimously.**

Bill Dierck suggested that when property owners are weed whacking, they go to the road and three feet in from the road as far as possible. It was suggested that a notice to this effect be put on the web-site.

President Earl Bonawitz thanked Bill Dierck for all his hard work on the roads.

On quarterly bills Margaret Smith will send a listing of the meeting schedule.

Treasurer's Report: Treasurer Margaret Smith handed out copies and gave the report.

**Robert Rusby made a motion to approve the treasurer's report as given.
Rich Guy seconded.
The motion carried unanimously.**

President Earl Bonawitz asked Margaret Smith for an assessment of our financial position at this point in time. Margaret said we are in a sound financial position, with money in money market accounts and CDs. As well, we are on-budget. President Bonawitz then suggested that we need not increase the dues this coming year, and Treasurer Smith agreed that this was in keeping with the financial position.

Water Committee: Vice President of Water, Rich Guy continued with the discussion of the previous discussion. The two Grants were written with fire protection and suppression in mind, and it is thought they have a very good chance of being funded, as we have no other system but the regular water system. The road north of Brown's is an easement, as that is where the water pipes are now.

**President Bonawitz made a motion to present the plan to get the electrical portion done as per the bid by Edison not to exceed \$8,000 to the General Membership for approval at the June 20th meeting.
Bill Dierck seconded.
The motion carried unanimously.**

**Rich Guy made a motion to bring to the General Membership at the June 20th meeting the plan to install the power pole, telemetrics and pumps, all of which not exceed \$20,000. This money would be taken from the CD, which is supposed to be used for this purpose. (This amount does not include the tanks, which it is hoped will be covered by the Grants.)
John Seals seconded.
The motion carried unanimously.**

Insurance Committee: Nancy Horrell said there was nothing going on right now.

Bylaws Committee: John Seals gave the report on the work on the bylaws.

John Seals said that he felt that the process by which the bylaws actually got changed was unclear.

Discussion ensued. President Bonawitz said that "duly noticed" was intended to mean at the manner intended at that time, i.e., mail, or now, electronic mail and/or website notification. It was suggested that John Seals will give the secretary any changes that are simple and require no extravagant discussion or changes and the secretary will mail the changes, along with the original paragraphs electronically, via post, and post on the web-site as well.

Discussion ensued regarding further changes to the by-laws. President Bonawitz suggested that the rest of the by-law changes, those requiring more time and thought, be worked on two at a time and brought to the next Board Meeting for further discussion. Input of the VPs of Roads and Water will be sought.

Proposed FTHA BYLAWS Revision: Updated May 24th, 2009 by John Seals

ARTICLE VII, SECTION 4

From

SECTION 4: NOTICE OF THE MEETINGS. All Active Members and Inactive Members of the Association shall receive notice of the June/July and January/February membership meetings. Notice of all other meeting will be sent to Active members. Inactive Members who have requested in writing to be notified of any and all meetings of the Association's members will also be notified.

Notice of all meeting shall include the proposed agenda.

Notice of shall meetings shall be in writing and shall be posted by the Secretary no less than (10) days prior to any meeting. **A mailed notice shall be deemed delivered.**

To

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ARTICLE VIII, SECTION 5

From

SECTION 5: REMOVAL OF OFFICERS AND DIRECTORS. Any Officer of Director may be removed by a majority vote of the membership at any meeting in which this matter is noticed according to Article V Section 4.

TO

SECTION 5: REMOVAL OF OFFICERS AND DIRECTORS. Any Officer of Director may be removed by a majority vote of the membership at any meeting in which this matter is noticed according to Article V Section 5.

Rich Guy made a motion to advise the General Membership of the proposed by-law changes on Section 4: Notice of the Meetings, and on Section 5: Removal of Officers and Directors via electronic mail, regular mail, post box at the top of Rogers Road, and post them on the web-site as well.

Bill Dierck seconded.

The motion carried unanimously.

It was mentioned that an agenda is to be emailed out no less than ten days prior to a meeting.

Elections: President Bonawitz stated that the more people who wish to be involved, the better.

Robert Rusby and Robert Kennedy graciously said they would like to continue as directors. Whitey Erlandson and Don Jackson would like to be included as directors.

President Bonawitz will open the Board election slate up to anyone else from the General Membership at that meeting.

Rich Guy stated that he would like to see the Board Officers be drawn from the full-time members, as it is useless to call someone who isn't here when there is an emergency.

Discussion ensued. It was pointed out that many of the full-timers have served and no longer wish to serve, as the contentiousness was destructive. It was pointed out that there really is no need to contact the Board Officers in case of an emergency, if the name and numbers of the electrician and the plumber are known to all. It was suggested that the number be posted on the web-site and put into the FTHA Telephone Book.

Our electrician is: Pete Glassner

Our plumber is: Jim Young

New Business: Russ Sitnick brought two bottle of brown water to the meeting, stating that this is what his water looks like. He suggested a loop for the water system. He must drain the system though the fire hydrant for rather a long period of time before fresh water is available. Rich Guy will look into large volume water filters. He also stated that the final solution will be the tank that will be installed on Sitnick's property. Rich will be the go-to person to solve this problem, and will get back to the Board with his suggestions.

Old Business: President Bonawitz received a very nice letter from Diane Dodds that she and Patrick are thrilled to have the twin tanks gone.

The surveyors are in the process of preparing the final legal description of the tank placement and will record it.

Rich Guy made a motion for adjournment.

Robert Rusby seconded.

The motion carried unanimously.

The meeting was adjointed at 11:11 PM.

Respectfully submitted, Lisa Ross, Secretary



UPCOMING MEETING SCHEDULE

June 20th, 2009 (10:00 am) - *General Membership Meeting (Chamber Bldg.)*

August 8th, 2009 (9:00 am) - *Board of Directors Meeting*

November 14th, 2009 (9:00 am) - *Board of Directors Meeting*

January 16th, 2010 - *General Membership Meeting (Chamber Bldg.)*

February 13th, 2010 (9:00 am) - *Board of Directors Meeting*

April 10th, 2010 (9:00 am) - *Board of Directors Meeting*

