



**FRONTIER TRAIL HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
JUNE 18, 2011**

BOARD MEMBERS PRESENT

**Gary Finstad, President
Margaret Smith
Robert Rusby
Lisa Ross
Russ Sitnick
Earl Bonawitz
John Seals**

Called to order at 8:04 AM at the Kernville Chamber of Commerce.

APPROVAL OF MINUTES OF PRIOR MEETING

**A motion was made by Robert Rusby to approve the minutes from the previous Board Meeting on 2-12-2011.
Margaret seconded the motion.
Approved.**

Committee Reports

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

Hi Gary,

Between now and Father's Day, Ann and I have 4 graduations to attend. Exciting stuff!

The basic water report would consist of:

- (1) the distribution of the CCR's (hard copy sent to Lisa for copying and distribution and to Rachael Miller for Website posting (completed).
- (2) The FTHA Water Report itself would show that all testing, sampling and FTHA distribution is fine, operational and fully compliant. "Skoo'kum H2O" is doing a great job! Again, my thanks to Ted Little and Duke Hingley.
- (3) All documentation required for the reserve study has been filled out and filed.

(4) The completion of the water systems upgrade is slowly getting back on track. The "Top Feed"/Aeration" piping for the 40,000 main tank has been completed, along with the "Low-Water" alarm system.

(5) The 23,000 gallon tank "Top Feed" and upper "Will Serve" project is in the Bid & Estimate phase, hoping to get back on track with last years directives. (if you recall, this project was scheduled for last year but our little fiasco which took out the pumps, check valves and gate valves due to an inappropriate decision to shut down the main wells without proper notification, caused a major emergency repair project and delay in our progress... and was the primary drive to the "Low-Water alarm system).

The funding for phase two (as per Margaret and My discussions) has been carried over, identified and set aside for a majority of the next phases of work (re-pipe the upper tank, provide a manifold for upper "Will Serve" tank distribution, Telemetric's and electronic Cla-Valve installation & tank purchase).

I have been in discussion with Rhonda Stallone (haven't spoken with John yet) on their water needs timing and suggestions for tank-placement. The logistics' on shared responsibilities and share onus & ownership still needs discussion.

As an FYI the new upper-site tank (estimated cost \$3,000) should be placed as soon as possible so we can move ahead on all upgrades. We can chat more about this after summer, but if they acquiesce to giving us land, maybe we (FTHA) should buy the tank... as was suggested by Tim Guerin about 3 years ago. (the Stallone's will need to supply a demand/pressure pump).

Please note that state funding mechanisms (our grant (s) are all on hold, but I have renewed the documentation and resubmitted for FY2011/2012 (no Cal Water inclusion documents were forwarded....Robin beat me up on this one)

(6) I have discussed the latest insurance/equipment estimate needs with Nancy Horrell.

...as for one last year.....hmm, yeah, I guess so. But, I'm still a fervent proponent for Board Officers being full-time residents. The last thing the FTHA needs (again) is a transient VP that's away from the front line in the event of an emergency. I know its happened before quite a few times, but I'm only as good as the folks there on site. One more year, for you!

Rich

There was a question as to the status of the tank cleaning. Gary Finstad volunteered to speak with Rich regarding this.

ROADS: JOHN STALLONE, VP ROADS, was not in attendance. He did send a report to Gary Finstad, who read the report, below:

Gary,

- > I'm working.
- > I have been in contact with Dick B. from KV asphalt and he is getting some numbers together for some small projects on the road. I should have it by
- > next week. Things like spraying the weeds that are coming thru the road,
- > culvert work, and still doing a better fix on Steve Novobilski's road where it got
- > wash out a little.
- > I had Dick look at dip in road by Sean Dowd's driveway and he feels it's not
- > bad enough to do anything right now.
- >
- > I'd like to contact a person to clear both sides of the road of brush and
- > grass on the whole tract. It should be under what we can just do without
- > board approval so I'll be getting that done soon.
- > Let me know if anyone has any questions for me.

>
> That's about it,
 Thanks,
John
>

Robert Rusby suggested that at least three feet on either side of the road should be cleared. John Stallone, in the written report above, said this could be done and done within the present budget he has for roads. Margaret Smith, Treasurer, gave the treasurer's report.

John Seals suggested we have a specific 'road maintenance' budget. Margaret volunteered to keep track of road and water 'repairs'.

Earl Bonawitz suggested that the reserves to remain as they are and even be built up more, as this money is for major emergencies.

Robert Rusby made a motion to accept the treasurer's report as presented and Earl seconded. Approved.

There was no insurance report except to say that the insurance should remain the same.

NEW BUSINESS

Budget discussion: There are two alternative budgets suggested, A and B. Copies of each were handed out. Margaret Smith said she feels the CDs are part of the reserve fund. Bob Kennedy is meeting with the reserve 'people' soon.

The A budget: \$1986.80. The B budget: \$2320.16. These figures are per person per household. There is a difference of \$333 (approximate figures).

We now have enough dollars in the budget (without cashing CD) to complete the water project to add the higher-up tank. Robert suggested we should give Rich Guy direction to check into moving the electronics. President Gary will talk with Rich regarding this being the next project after we put in the upper tank.

Earl recommended we recommend budget A to the general meeting because we have increasing reserves and there is no concrete reason to increase dues at this time. Until we get the reserve study back, we have no idea if we are low or high.

Earl Bonawitz made the motion that, pending the reserve study results, we suggest to the general membership that we keep the budget as it is.
John Jones seconded.
Passed unanimously.

Election of Officers:

President Finstad said he would be willing to continue as President.
Rich Guy will continue as VP Water.
John Stallone will continue as VP Roads.
Bob Tollefson volunteered as Secretary
Margaret Smith will remain as Treasurer.
Russ Sitnick will remain as meter reader.
Bob Kennedy has one more year remaining on the board.
John Seals and Robert Rusby must be reelected to remain on the board, as their terms have ended as Directors.

Earl moved to adjourn. Margaret seconded. The meeting was adjourned at 9:00 AM.

Respectfully submitted, Lisa Ross, Secretary

UPCOMING MEETING SCHEDULE

August 13, 2011, Board Meeting, 9:00 am
November 12, 2011, Board Meeting, 9:00 am
January 21, 2012, General Membership Meeting, Chamber of Commerce Building, 10:00 am
February 11, 2012, Board Meeting, 9:00 am
May 19, 2012, Board Meeting, 9:00 am
June 24, 2012, General Membership Meeting, Chamber of Commerce Building, 10:00 am