



**FRONTIER TRAIL HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
AUGUST 8, 2009**

BOARD MEMBERS PRESENT

Gary Finstad

Bob Kennedy

Nancy Horrell, Insurance

Russ Sitnick

Margaret Smith, Treasurer

Rich Guy, VP Water

Earl Bonawitz, President

John Seals

Don Jackson

Whitey Erlandson

Lisa Ross, Secretary

John Stallone, VP Roads

Visitors: Diane and Patrick Dodds

Called to order at 9:07 AM at Robert Rusby's home.

President Earl Bonawitz welcomed the two new members of the Board, Don Jackson and Whitey Erlandson.

APPROVAL OF MINUTES OF PRIOR MEETING

A motion was made by Bob Kennedy to approve the minutes from the previous Board meeting on June 20, 2009.

John Seals seconded the motion.

It passed unanimously.

Committee Reports

Water Committee: Vice President of Water, Rich Guy, said we were using the wrong fuses to replace the numerous blown ones. He spoke with Pete Glasner and we are now using the correct ones.

VP Guy said that he closely monitors the water reports as the river goes down, as that is when the coliform count usually goes up. The last report was good. As good, if not better, was the 'evil well', the #1 well.

The leak mentioned at the general meeting has now been fixed. A fuse blew while the pump was in the 'on' cycle, and the pump continued on, causing an overflow.

All the batteries have been replaced in the system and we should be good for the winter.

Work has been done at the Tollefson's and Treasurer Margaret Smith has paid the bill, which was unanimously approved by the General Membership. It was for \$2,266, and the work was done by Jim Young of Valley Excavating.

President Earl Bonawitz asked for a motion to have the payment to Valley Excavating by Treasurer Margaret Smith approved.

Don Jackson made the motion, to wit: The check for \$2,266 to Valley Excavating by Margaret Smith to pay for the repair of damage done by our water system leak on Tollefson's property is to be approved.

Gary Finstad seconded.

The motion carried unanimously.

TREASURERS' REPORT: TREASURER MARGARET SMITH GAVE THE REPORT.

There are two reports, which are very similar. One is for June 30th and the other for year end August 7th, 2009.

A motion was made by Bob Kennedy to accept the Treasurer's report.

Seconded by Russ Sitnick.

The motion carried unanimously.

Margaret sent a number of bills to Mike Brown and got them returned in the mail. She then sent a registered letter and received confirmation of receipt, as well as an explanation saying they were going to sell the property and would pay no more dues. They have a meter, and it has been locked off by Russ Sitnick. (Key missing?) She has continued to bill them at the non-user status (meter but not using the water). She feels she has a bonafide address, and asked if she should continue to bill them or let it go. It was decided to continue to bill, as it should be an easier thing to deal with in the event they do sell the property. It will then be between them and the seller as to what to do with the bill at that time. Margaret wanted to know if she should send out a copy of the final budget that was approved at the General Meeting on June 20th, 2009. It was discussed and decided that that should be done.

INSURANCE REPORT: NANCY HORRELL GAVE THE REPORT.

Worker's Compensation insurance renewal is automatic and there will be no changes. There are also no changes in coverage. (It had been upped last year.)

BYLAWS REPORT: JOHN SEALS GAVE THE REPORT.

There was discussion as to how the changes should be presented to the General Membership in January. Earl felt, and everyone agreed, that the changes should be done in small, understandable, batches, or even singly, so that everyone at the General Membership meeting could understand what was entailed. If that didn't happen and many changes were brought to the General Membership at one time, it was felt that they would vote 'no' simply because they weren't sure of the meaning of one or two of the presentations. It should be very clearly stated that the change is either a minor one or a substantive change. The original passage will be a part of the presentation, so that all may clearly see the proposed changes.

Earl: "The Board is one body. The General Membership is another."

It was then suggested that we need not get approval for typos. This was discussed and thought that a 'minor change' which affects only the accuracy of references or corrects typos should not be part of the 'large' process, but that the updating of the Bylaws as to references of an incorrect nature and typos should be an ongoing nature. It was then suggested that this be an agenda item of every Board Meeting and of every General Membership Meeting.

John Seals asked that he and Gary Finstad be joined by one other person on the Bylaws Committee. Bob Kennedy volunteered.

Don Jackson said, for clarification: If a Board Member brings a Bylaws change proposal to a meeting, the Board can say yea or nay, or not comment, but the proposal still must go to general membership.

NEW BUSINESS:

Regarding the weeds at the edges of the road between speed bumps #12 and #13 on the North side, John Stallone, who was unable to attend the meeting until later, said in a phone call prior to the meeting that he has already done the research to deal with this and will be dealing with it within the month.

Re: the culvert at the Brown's and other culverts... Bob Kennedy said that an El Nino Year was expected, and we should clear any culverts. By the Brown's we need to add sand bags once it has been cleared. John Seals offered to help place rocks and sand bags once the clearing had been completed. Bob mentioned that perhaps FTHA ought to have a plan to make this happen (the oversight of the clearing of culverts and the purchase and placement of sandbags, etc.) Don Jackson said that he and John Stallone of the Roads Committee will take care of this.

OLD BUSINESS:

Regarding the utilities to go to the 23,000 gallon tank, Rich Guy stated that the Grants are a dead issue for this year due to governmental constraints, and will have to be resubmitted next February, (2010), in order to possibly have them happen. He stated that the increase of the Will-Serve district has yet to be approved and then will still have to go to the county. He said we could take a 7.5 HP pump and pump up to fill an upper (new) tank, but we are still looking for someone to grant us an accessible piece of property to place the new tank.

Earl suggested that at some point in time, with hopes of sooner rather than later, we will need electricity up to a new 23,000 gallon tank, and that we should do it now, taking advantage of the contract Edison sent and which was approved by the General Membership and the Board. It needs to be in a member's name and co-signed by the president.

Gary Finstad made a motion to authorize John Stallone and Earl Bonawitz to sign the existing contract with Edison.

John Seals seconded.

The motion was carried with one abstention, that of Rich Guy.

President Earl Bonawitz said that at the General Membership meeting Bill Jenkins felt he lived on Welfare Row, according to the dilapidation of the sign at the bottom of the road. The road committee, in the form of its Vice-president, John Stallone, volunteered to come back with recommendations to the next meeting of the Board after looking into the possibilities for refurbishing or remaking the sign.

Diane and Patrick Dodds attended the meeting and brought the final easement drafts with them. These were shared with Earl Bonawitz, John Seals, Rich Guy, and Gary Finstad, volunteers, who will peruse them for possible questions which will be relayed directly to Diane Dodds, who will relay them to the attorney, Bill Cush, who will then formulate the final easement papers. There are a number of different easements, encompassing the entire area, but separated out as to the actual water facility (the pumps and tanks), the steep slope, the drainage outfall, and approach. As well, since some of the property is in Diane's name and some in Patrick's, therefore there are two sets of easements.

President Bonawitz wanted to make it very clear that the Dodds are giving something to FTHA, and that FTHA is **receiving something but giving nothing.**

Diane and Pat are giving up rights to some of this property and FTHA is receiving rights to this property.

President Bonawitz said that this resolution of this difficulty speaks to the Board and all the membership as a whole working together as a whole.

Re: suggestion of installation of mirrors on the road at the Dierck's. Bob Kennedy said that it had been done in the Hollywood Hills where he formerly lived and that the residents "ate the liability", as they had pointed out, with the use of the mirrors, the bad section of road, and therefore were liable for any problems there.

A motion was made by John Seals to not put mirrors on the road. It was seconded by Russ Sitnick, and passed unanimously.

Russ was asked about the quality of his water, and said it was better. Gary Finstad said his water is good, mostly. Nancy Horrell said hers is good as well. If the water sits, then it isn't great. If it keeps moving, then it's better.

Treasurer Smith said that the folks who purchased the property next to Stembridge asked for bills for the water, which she provided, and they paid immediately.

John Stallone and Don Jackson will get together to make a plan to pave the secondary roads (see definition of Roads, below, from the 5-9-2009 Board Meeting Minutes) and will present it to the next Board meeting.

A Secondary Road is considered a developed branch road that leads from the main paved road (Frontier Trail). Secondary Roads serve multiple properties, and at least one occupied dwelling, all within the will-serve area. These secondary roads will be maintained by the Association with the approval of the Roads Committee/Board. All maintenance issues shall be requested in writing and approved by the Board. Roads that serve only one occupant's property, and are contained within the boundaries of said property, are considered driveways.

A motion to adjourn was entertained by President Earl, put forward by Bob Kennedy, seconded by John Seals, and unanimously approved at 10:25..

Respectfully submitted, Lisa Ross, Secretary



UPCOMING MEETING SCHEDULE

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

January 16th, 2010 (10:00 am) - General Membership Meeting
(Chamber Bldg)

June 19th, 2010 (10:00 am) (10:00 am) - General Membership Meeting
(Chamber Bldg)

