

FRONTIER TRAIL HOMEOWNERS ASSOCIATION, Inc.

*MINUTES OF BOARD OF DIRECTORS MEETING - November
13th, 2010*

A meeting of the Board of Directors of Frontier Trail Homeowners Association, Inc., was held on November 13th, 2010, 4:00 pm, at the residence of Robert Rusby.

Directors Present:

*Gary Finstad - President
John Stallone - V.P. Roads
Margaret Smith - Treasurer
John Seals - Substitute Secretary
Robert Rusby
Earl Bonawitz
Bob Kennedy
Irving Erlandson
Russell Sitnick*

Also Present Were:

*Tim Guerin
Ted Little
Robin Little*

Counsel or Other Outside Parties Present:

None

Directors Absent:

*Rich Guy - V.P. Water
Lisa Ross - Secretary
Nancy Horrell - insurance
Don Jackson*

Call to Order

President Gary Finstad called the meeting to order at 4:00 pm and in the absence of Lisa Ross, John Seals agree to act as secretary and record the minutes. A quorum was confirmed so the meeting could proceed.

Agenda

The President welcomed everyone to the meeting and reviewed the agenda.

Approval of Minutes - Previous Meeting

The President announced that the previous Board of Directors Meeting took place August 14th, 2010, and soon after that meeting, minutes had been posted on the FTHA website for review. The President inquired to find out if anyone had request for revision, and if not would the board move to approve the minutes as final. Although a couple of people stated that they were not able to open the minutes, no one had a request for revision.

MOTION - Robert Rusby moved: that "Minutes be approved". John Stallone seconded Robert's motion. The President called for a vote on the motion. "Motion Approved"

To inform our web-master, it is noted in the minutes here that a couple of people reported "not being able to open the minutes from the website".

Water Committee Report

V.P. Water, Rich Guy was absent from this meeting, but has recently done considerable work related to 1) the installation of "Upgraded Water System Controls and Alarms", and 2) the procurement of a bid for "Cleaning of Tanks". Related, detailed documents were provided by Rich Guy, and have been posted on the FTHA website. Member notification of the posting of these documents occurred by e-mail in early November.

In Rich's absence, Ted Little confirmed that the alarm system had been installed, that in his opinion the visual (light) alarm was working fine, but the audible alarm was not currently loud enough to be considered effective. A telephone auto-dialer alarm is currently being considered as an option.

Ted also informed the board about the automatic shutoff switch which is now in place and working (if the big tank becomes empty, our pump will be automatically shut off, preventing the pump from overheating and being destroyed).

* Robert Rusby interrupted discussion related to water, advised that V.P. Roads, John Stallone's time for attendance was limited, and asked if we could move into the Road Committee Report while John was still available, then come back to the water report. All agreed.

Road Committee Report

V.P. Roads, John Stallone reported that:

1. Per his inspection, the paving part of the recent road improvement project is complete as had been contracted for.
2. The final phase, to complete the recent road improvement project, is to fill dirt along the edge of the new asphalt to provide protection from erosion and from a vehicle driven off the edge of pavement. John Stallone advised he would get a bid for this. (Bid should be forwarded to President for determination about approval).
3. A determination needs to be made related to the future maintenance of all roads, which have currently been paved, "What will FTHA be responsible for?"
4. In a phone conversation with Steve Novobilski, Mr. Novobilski contends that FTHA paving is incomplete, since it was not done all the way to his property line.

Discussion, which was focused on point # 4 of the road report

above ensued. President Gary Finstad read aloud a letter from Steve Novilbilski sent by e-mail to Lisa Ross, and then Lisa's e-mail reply back to Steve. It seemed that all present at the board meeting were in agreement that paving to the specific point of the gate which Steve Novilbilski installed across the spur road, Tatra Trail, was verbally discussed at prior board and general meetings, and agreed upon by the members present at those meetings to be the extent of Tatra Trail paving.

MOTION - Bob Kennedy moved: that "A copy of the meeting minutes from the general meeting when the scope of the recent road improvement (paving) project was approved, and a brief explanation letter, be forwarded to Steve Novilbilski as a statement of the general membership's decision". Robert Rusby seconded Bob Kennedy's motion. The President called for a vote on the motion. "Motion Approved"

Treasurer's Report

Margaret Smith distributed and reviewed current financial reports, and advised of a bond requirement increase (\$1,000 to \$10,000) which would begin to affect FTTHA in the year 2012.

MOTION - Earl Bonawitz moved: that "Treasurer's Report be approved". Irving Erlandson seconded Earl's motion. The President called for a vote on the motion. "Motion Approved"

MOTION - Earl Bonawitz moved: that "The FTTHA Board of Directors make a recommendation to the FTTHA General Membership, that during our next annual budget process, FTTHA begin budgeting an additional \$1,000 per year, so that when the bond requirement increase takes effect, we do not have to come up with \$10,000 in one year". Irving Erlandson seconded Earl's motion. The President called for a vote on the motion. "Motion Approved"

New Business

ROADSIDE FIRE ABATEMENT (Robin Little)

Robin Little presented the Board with her ideas related FTTHA adopting better fire mitigation practices, with an initial focus related to "establishing and maintaining roadside clearance of combustible growth". Clearance distances of between 10 feet and 30 feet were discussed.

* John Stallone left the meeting*

Back to Robin's presentation: after discussion related to concerns about future maintenance responsibility, Robin suggested that incorporating fire mitigation requirements into FTTHA by-laws, could be a way of defining the related responsibilities of individual property owners and establishing accountability.

The outcome of this discussion seemed to be a general agreement that better fire mitigation practices are desired. The board would like to know more about fire department practices related to enforcement. John Seals suggested that Robin's presentation information be updated (with clear objectives and answers to some of the concerns presented at this meeting) and then re-presented to the board for the board's consideration of a recommendation to the general membership.

PUMP HOUSE COTTONWOOD (Bob Kennedy)

Cottonwood tree near pump house could pose damage to system components.

It is noted here to inform our V.P. Water, Rich Guy, about this concern and seek his assessment and recommendation.

RELOCATE PUMP HOUSE ELECTRICAL UNDERGROUND (Gary Finstad)

Gary relayed John Jones' recommendation to move electrical

underground.

It is noted here to inform our V.P. Water, Rich Guy, about this concern and seek his assessment and recommendation.

PUMP HOUSE FLOOD WATER DEFLECTION (Ted Little)

Flood water protection...

It is noted here to inform our V.P. Water, Rich Guy, about this concern and seek his assessment and recommendation.

CONTRACTOR PROPSAL FOR CLEANING OF TANK (Earl Bonowitz)

Concern about proposal without cost cap...

It is noted here to inform our V.P. Water, Rich Guy, about this concern and seek his assessment and recommendation.

MOTION - Bob Kennedy moved: that "If contract can be revised to include a "total not to exceed" cap, the contract can be approved by the president and one other board member, for work to commence as soon as possible". Earl Bonowitz seconded Bob Kennedy's motion. The President called for a vote on the motion. "Motion Approved"

TO INCREASE WATER STORAGE CAPACITY (Whitey Elandson)

What are options for increased water storage? What happened to the plan to put tanks above Stallone property? The Stallone property has a meter installed and is connected to the water system...why is it not currently being assessed road and water fees?

It is noted here that Gary Finstad and John Seals will follow up on related issues here, in attempt to have better clarity for the board.

GRANT TIE-IN TO CAL WATER (Whitey Elandson)

It is currently understood by the board that grants, which FTHA has applied for, may include requirement for connecting our system to CAL WATER. In general, FTHA is against making this connection.

It is noted here to inform our V.P. Water, Rich Guy, about related concerns and seek his assessment and recommendation.

RESERVE STUDY (Gary Finstad)

By contacting Juniper Highlands, Wofford Heights, Trower, the company that has previously performed Juniper Highland's reserve study, was able to provide us with a quote to perform a reserve study for FTHA (\$1,075 initial, then \$300 annually for updates).

The board determined that we should do our best to procure two other proposals, for a total of three, and that is important to have the study done, even if we disagree with it's outcome.

It is noted here that Bob Kennedy would like Lisa Ross to provide the Juniper Highland contact information. Bob Kennedy agreed to contact Juniper Highland to learn how their association compares with FTHA.

MOTION - Earl Bonawitz moved: that "As long as cost does not exceed \$3,500, Gary Finstad and Bob Kennedy have approval from the board, to proceed with procurement of a reserve study". John Seals seconded Earl Bonawitz's motion. The President called for a vote on the motion. "Motion Approved"

Adjournment

With there being no further new business presented, the following motion to adjourn was voted on and approved. The meeting adjourned at 5:36 pm.

*MOTION - Robert Rusby moved: that "Meeting be adjourned",
Earl Bonawitz seconded Robert's motion. The President called
for a vote on the motion. "Motion Approved"*

Respectfully submitted,

John Seals, Recording Secretary