



**FRONTIER TRAIL HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
NOVEMBER 14TH, 2009**

BOARD MEMBERS PRESENT

**Gary Finstad
Russ Sitnick
Robert Rusby
Margaret Smith
Rich Guy
John Seals
Lisa Ross
John Stallone
Don Jackson
Whitey Erlandson**

VISITORS

**Patrick and Diane Dodds
Harry Smith**

Acting President Richard Guy called the meeting to order at 9:11 AM at Robert Rusby's home.

APPROVAL OF MINUTES OF PRIOR MEETING

**A motion was made by John Seals to approve the minutes from the previous Board Meeting of February August 8th, 2009.
Gary Finstad seconded the motion.
It passed unanimously.**

Committee Reports

Water Committee: Vice President of Water, Rich Guy said there had been an issue with a battery, and the float at the 40,000 gallon tank had stuck. There also was a check valve failure, which had resulted in the burn out of a motor and a pump. Rich has asked Steve White to evaluate the pumps. Our systems gate and

check valves down at the confluence of Rodgers Road and Frontier Trail appeared to have failed, draining our water systems storage entirely.

John Seals mentioned that Ted Little and others were interested in having an early warning system to eliminate this problem in future. Water was overflowing the 40,000 gallon tank and running down in the gulley behind Jones'.

Each time we need to replace a pump and motor it runs to \$7,500, said Rich Guy. Rich will contact Pete Glassner regarding the price of an early warning system to let us know when the tanks are low, so that the problem can be investigated immediately and pumps and motors saved. John Stallone and Don Jackson tried to find the problem and fix it, but had no guidelines, not even knowing the combo to the gate to the wells or that there was a backup battery.

Don Jackson suggested an ammo can, which is waterproof, be placed at the well site with directions as to what to do in case of: A, or B, or C problem is found. As well, the names and phone numbers for the Electrician and the Plumber should be located there and with other people. As well, Don suggested labeling the batteries as to what they are, dates of installation, and proper replacements. Don also requested a check from Treasurer Margaret Smith for the \$40.42 that he spent on a battery for the pump. This has been done.

Rich Guy suggested, as he has before, that we have permanent residents be on the water committee. Rich will sketch out notes and walk the system with anyone who would like to be part of this committee. John Seals, Russ Sitnick, Gary Finstad, and Don Jackson volunteered to learn as much as possible in the walk-through.

Numbers for Pete Glassner: (Owner of P&J Electric): 661 882 6217
Steve White (Water Testing (Owner of Skoo'Kum H2O) 661 972 0050 or Pager: 661512 0040 (To use this pager, when you hear the beeps, enter your number and hit # after.) Steve's office number: 661 822 4185.
Jim Young (Plumber and owner, Valley Excavating) W: 760 376 2967 or C: 760 549 3885.

Road Committee: Vice President of Roads, John Stallone, said that the new FTHA sign at the top of Rogers Road is being made right now. It is plywood with a thin sheet of metal with a sticker on it.

John Stallone stated that the weeds between Shawn Dowd's and Tatra Trail had been taken care of and that he and Shawn Dowd had cleaned out the culvert by

Mike Brown's property. Don Jackson and John Stallone looked at roads last week and saw all the culverts need to be cleaned out.

Duke is now on this list of insured because we are paying him if he uses his tractor. Shawn Dowd is being paid for the work he does now. The question was asked if he is insured, or do we need to have a list of the volunteers and the people we pay (Shawn is a renter, not a volunteer). Diane Dodds wanted to know if our worker's comp policy covers occasional workers.

John Stallone said that there is a project list for cleaning culverts. He stated he will get Shawn Dowd to help with the project. He had a question: is the line for wharf head (fire hydrant) the one to tie to if there is a fire?

John Stallone and Don Jackson checked the other unfinished roads and they are starting a project list. Two on the list are Tatra Trail and up to where Eve Leger's property ends (the edge of Stallone's property).

Patrick Dodds suggested an "adopt a culvert" way of getting the job done. This idea was liked by all, but not deemed practical, as there are too few volunteers.

Two maps marked for different road projects were handed out by Don Jackson. John Stallone and Don Jackson will contact and get bids for the different paving proposals and bring them back to the board and general membership meeting.

John Stallone said that the tank farm needs to be placed up, so that it drains into a creek or culvert, and not above his pad and eventual home, where it could flood if there was a leak.

Lisa Ross said that she and John Seals would be glad to deed over land to FTHA, like Diane and Patrick Dodds did, for a tank farm/water storage place on their upper property.

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

Margaret said that she'd been audited by the State Compensation Board and all was fine with the audit. Margaret had a CPA firm, *Hocking Denton Palmquist*, do the tax report for FTHA rather than H&R Block, as eventually it would look better for FTHA.

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

John Stallone asked that we get past the issue with Duke plowing the road with his tractor.

"John Seals felt that the aesthetics of the area had been ignored, leaving not only bare spots but erosion issues. He asked that if we need to have fill, it should be taken from rocks, and not the side of the road. He also requested that no 'piles' of rocks remain on the sides of the road for extended periods of time."

John Stallone said that there are 5-8 culverts on Tatra Trail and the same number on out to (Stallone's) top property. He stated that we need to think of future long term needs of drain-off for the new tanks and existing culverts.

**John Stallone made a motion to insure Duke for working on the culverts.
Don Jackson seconded.
Lisa Ross and John Seals abstained.
Margaret Smith voted 'no'.
The motion passed with 6 'yes' votes.**

Rich Guy said he would contact Nancy Horrell regarding insurance for Duke, as there was a question that he was already insured under our worker's comp. Margaret Smith stated that he was already covered and she was paying him for work.

Old Business

**A motion was made by John Seals for the Board to accept and approve, within ten days, the documents previously provided by Diane Dodds related to Dodds' property easements and the 40,000 gallon tank.
Gary Finstad seconded the motion.
It passed unanimously.**

Rich Guy, as Acting President, and John Stallone, as Vice President of Roads, may both sign and have the document notarized. Rich will have Nancy Horrell do the notarization.

New Business

Tracy and John Damiani sent a letter to Earl Bonawitz requesting a ruling on whether they would be allowed to have a modular home on their property. Don Jackson stated that nowhere in the by-laws was it stated that they couldn't.

The idea of a modular home was discussed, as to what this might entail. Rich Guy has been involved with erection of such, and brought up the question of the need for an access plan to protect fire hydrants and power poles, as a modular is brought to the property on a flat-bed trailer. Trees would have to be severely trimmed to provide access as well, which, it was mentioned, may not be a bad thing.

Rich will answer to Earl regarding this request.

**John Seals made a motion for adjournment.
Don Jackson seconded.
The motion carried unanimously.**

The meeting was adjourned at 11:11 PM.
Respectfully submitted, Lisa Ross, Secretary



UPCOMING MEETING SCHEDULE

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

