

# FRONTIER TRAIL HOMEOWNERS ASSOCIATION, INC.

## BOARD MEETING MINUTES

Saturday,

December 6th, 2008

### Attendance

#### Officers and Directors:

Earl Bonawitz, President

Rich Guy, Vice President - Water

Bill Dierk, Vice President- Roads

Lisa Ross, Secretary

Margaret Smith, Treasurer

Robert Rusby, Director

John Seals, Director

Others present: Rhonda and John Stallone; John Jones; Don Jackson;

### CALL TO ORDER

The meeting was called to order at 9:10 a.m. at Margaret Smith's home on Frontier

Trail South in Kernville.

#### **APPROVAL OF MINUTES OF PRIOR MEETING**

A motion was made by Margaret Smith to approve the minutes from the previous Board meeting on October 25<sup>th</sup>, 2008. Rich Guy seconded the motion and it was passed unanimously.

#### **SPECIAL AGENDA ITEM - RHONDA AND JOHN STALLONE**

John Stallone, with Rhonda, explained they'd bought the property on Frontier Trail South with the understanding that the water system was ready to have water put to it and asked that water be provided to the parcel. As of today, there is no water service to this parcel. The dues are paid in full.

Much discussion followed, including these points:

Rich Guy said that as of March 2008, a new government regulation stipulates that water, whether gravity-fed or via pressure pump, must be delivered at no less than 20 lbs of pressure.

Several options were discussed as to how to most easily, efficaciously, and without loss of effort or placed equipment, deliver water to the parcel in question.

The original agreement was based on a motion passed at the last general membership meeting to put tanks and pumps up on Bob Kubisak's property. This did not happen for various reasons. Rich Guy recommended that the association look into the benefit to all the members of having tanks on a higher elevation for fire suppression and availability of higher water pressure. The association has already agreed on a loop system. Rich Guy suggested that we look at properties affected and at the possibility of expanding the will-serve area and set an 8,500 gallon tank up there and electricity to benefit the association and have these parcels share the cost. Joint use, joint benefit, of electrical for all affected parties.

Rich Guy recommends that we purchase the 8,500 tank. The tank is \$7,000. A pump is \$8,000, and the telemetrics will be \$3,000 plus the electric to the pad.

The grant (mentioned in the previous minutes) provides for three tanks. One

should be located one next to the existing 23,000 gallon on the South side.

The cost of the electric to the existing tank on the south side needs to be researched. John Stallone said he will look into the charge for this and bring the information to the President and the Water Master. This is the first step toward the placement of tanks on the upper area to ensure adequate fire suppression and service to possible new will-serve parcels, as well as increasing the pressure to bring it to the required 20lbs.

President Bonawitz entertained a motion that: If the estimate from Edison doesn't exceed the board limit of \$2,500, that the water master is authorized to have the electric installed at the tank on Frontier South. Robert Rusby made this motion and it was seconded by John Seals. It was unanimously carried.

Discussion: John Stallone requested that the Board waive the quarterly fees on his parcel #27 until such a time as we can get water to the property. President Bonawitz said the board would discuss this as new business.

John Jones asked the board to set aside the fee increase changes (from \$12,000 to \$15,000) until the June general meeting. It was felt that there needs to be a change to the bylaws re: access to property that is inaccessible. The water and the road heads should be consulted in this.

## **COMMITTEE UPDATES & REPORTS**

### **WATER COMMITTEE**

**RICH GUY, VICE PRESIDENT/WATER MASTER, PRESENTED THE WATER REPORT.**

Rich reiterated that two new pumps and controllers have been installed and there are no problems at this time.

Pumps will be automatically replaced after five years of use, greatly reducing water outages.

Well I, which was not in use, had an e coli count and was treated with 60 pints of chlorine, completely eliminating the problem.

A motion was made by Rich Guy that FTHA purchase an 8,500 gallon tank to be placed next to the existing tank on the easement between Eve Legger and Mike Brown's property for fire suppression and general use. Robert Rusby seconded. The total will be \$15,000.

The motion was unanimously carried.

## **ROADS REPORT**

Bill Dierck, Vice President/Roads, said the resurfacing of the road went well, the purpose of which is to 'rejuvenate' the subsurface of the road and increase its life. The bid, however, was done during a time of very high oil prices, and escalated from \$7,900 at the first, to \$12,200. Onstadt, who did the work, then filled in the cracks and 98% of it is done. They did the driveways and approaches for free, which makes up for the 2% left undone.

Bill has paint for the speed bumps and there will be a painting party in the future.

The spur road out to the Novobilski's needs to be graded. Bill will come back with a specific recommendation regarding Novobilski's road as well as the 'spur roads', a recommendation that would benefit the entire association.

It was said that we need to clarify the definition of 'spur roads' for future generations of FTHA members, as well as now, for ourselves. A recent buyer has a letter from the seller of the property promising that FTHA will pave his 'road', but there is some question as to whether this is a driveway only or a 'spur road'.

## **TREASURER'S REPORT BY MARGARET SMITH (TREASURER)**

Margaret Smith sent out 43 letters (37) people, regarding the raising of the fees, and got six calls asking for an explanation. Five understood her explanation, one did not...

Five have paid the buy-in fee and will be billed quarterly from now on.

The Brown's will be selling and their water will be locked-off now.

There are 106 parcels in the will-serve area.

NANCY HORRELL, INSURANCE, was not able to be present.

### Old Business

- A. Dodds Update: Earl left a message with the Dodds on the ongoing plan for the demolition of the tanks on their property but has received no reply so far.
- B. Reserve Study has seemed nearly impossible for Earl to implement. Earl has contacted the previous provider of the study, who has not returned his repeated phone calls. Earl will seek other providers of this service.

### New Business

Establishing and redoing the bylaws is something that John Seals will undertake as the lead. He will send out notes to interested parties as to when and where to meet to discuss this.

Rich wants to set up a general contract for public works projects that shows FTHA as owners. He needs a recommendation for a local attorney.

Recommendation to waive water payment fees for parcel #27 until such a time as FTHA can get water to said parcel was taken up at this time. This situation has created a *special circumstance* that is not to be considered a precedent of the Board of FTHA.

John Seals made the motion to suspend the water dues for parcel #27 until water can be provided to this parcel.

Rich Guy seconded.

Passed unanimously.

Margaret Smith made the motion to adjourn.

Rich Guy seconded.

Adjournment at 11:25

### **Upcoming Meeting Schedule**

January 17<sup>th</sup>, 2009 (10:00 am) - *General Membership Meeting (Chamber Bldg)*

February 14<sup>th</sup>, 2009 (9:00 am) - *Board of Directors Meeting*

May 9<sup>th</sup>, 2009 (9:00 am) - *Board of Directors Meeting*

June 20<sup>th</sup>, 2009 (10:00 am) - *General Membership Meeting (Chamber Bldg)*

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

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

Adjournment