

FRONTIER TRAIL HOMEOWNERS ASSOCIATION, INC.

BOARD MEETING MINUTES

Saturday, October 25, 2008

Attendance

Officers and Directors:

Earl Bonawitz, President

Rich Guy, Vice President - Roads

Lisa Ross, Secretary

Margaret Smith, Treasurer

Nancy Horrell, Director (Insurance Committee)

Robert Rusby, Director

John Seals, Director

Russ Sitnick, Director

Others present: Harry Smith and Dean Horrell

CALL TO ORDER

The meeting was called to order at 9:12 a.m. at Robert Rusby's home at the top of North Frontier Trail in Kernville. President Bonawitz thanked Robert Rusby for hosting the meeting.

APPROVAL OF MINUTES OF PRIOR MEETING

The Minutes from the previous Board meeting were not available, and therefore were not able to be approved.

COMMITTEE UPDATES & REPORTS

WATER COMMITTEE

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

New pumps and controllers have been installed and no major problems exist at this point in time.

Rich suggested that FTHA consider five years as the normal life of a pump, and budget accordingly for replacements. If pumps were automatically replaced after five years of use, water outages and emergency operations could be greatly reduced.

Rich has looked into an electronic alert system, that would automatically dial specific phone numbers for notification about when tanks are getting low, signaling a problem somewhere in the water system. His initial investigation revealed a system cost of \$35,000, which he thought to be prohibitive at this time. He believes that a light alert system may be able to be installed for minimal cost and will be looking into this further.

In the works are two state grants written by Rich Guy which would supply us with, if approved, \$55,000 each for a new well off Scodie Road, and three tanks and attendant costs. If the grants are approved, the project would become a public works project, and a competitive bidding process would be required prior construction and operation. We won't know from the state until June '09 whether the grants will be given us.

Planning for the installation of new tanks in the upper elevations of the association boundaries is in progress.

Rich recommended that the FTHA create and/or initiate a standardized "Contract" for all FTHA work, which would detail "Chains of Command", "pay structures, withholdings, retainers, and reimbursables", "Also Insured", etc. Mr. Bonawitz suggested looking into a standardized contract form from a legal website.

Earl Bonawitz pointed out two things...

CC&Rs (Covenants, Conditions and Restrictions) for FTHA indicate that before new water hookups in the association boundaries occur, appropriate county permits must be obtained by the property owner and given to FTHA. There are some outstanding meters for which FTHA does not have building permits. It was stated that the permits be given to the President.

Earl Volunteered to scan the CC&R's for FTHA and send them to all.

For some odd reason, Rich Guy said he would do this also...

JOHN SEALS MADE A MOTION that prior to FTHA installation of any new water meters, that FTHA require land owners to provide documentation showing that county approval for site development has been given. This documentation would be submitted to the President for board of director's approval.

SECOND: RICH GUY

VOTE: CARRIED UNANIMOUSLY.

ROBERT RUSBY MOVED that the Recommendation to Increase the Will-Serve area be moved from a recommendation to an action item for the next General Membership meeting.

RICH GUY SECONDED.

Discussion preceded and followed this motion. President Earl Bonawitz suggested FTHA look into the properties that would be involved in this, by parcel number. Rich Guy, John Seals, and Dean Horrell volunteered to come up with a list of the properties involved, by parcel number, and a clarification of what it would take to include them in the Will-Serve area. Thanks, guys. By December 6th!

VOTE: CARRIED UNANIMOUSLY.

Clarification was given by Rich Guy regarding the water system of FTHA. We are a gravity-fed system, a Newtonian, if you will, system, and any non-gravity fed parcel will need an extra pump for the water supply. Earl Bonawitz suggested that we write and send out to all parcel owners a notice to this effect, to forestall future questions.

ROADS REPORT

Bill Dierck, Vice President/Roads, was unable to attend, but spoke with Margaret Smith regarding the roads.

Onstadt did a quick, commendable job of sealing the road but left too much sand on it and we'll be sliding well into winter, and they did not complete the job as specified, to which end Bill suggested to Margaret Smith that she pay the \$12,000 part of the bill and withhold \$240 until they returned, filled the holes and cracks, and finished the job. It was suggested that 10% might have been a larger inducement for them to return. Bill said he would complete the job if they don't. Many thanks to Bill for getting it done in the first place, and so quickly. It is much appreciated.

TREASURER'S REPORT BY MARGARET SMITH (TREASURER)

We are audited up to the current year, and all is well.

The CD at West America Bank is not available to us as an asset, as it must be kept whole in case of an emergency with the system.

H&R Block has been doing our tax returns, but we are not sure they will remain in business in the Valley. John Seals suggested that the Jones' suggested Richard Holly in Bakersfield. Margaret said she would look into using Holly.

According to the bylaws, FTTHA is to send out notices to any property owner/member who is in arrears. The letter will be supplied to Lisa Ross, the secretary, by Margaret Smith as the occasion arises, and Lisa will send out the letter to the parcel owners. If they do not respond within the following quarter, their meter will be locked down and they will need to pay past dues in order to have the water reinstated.

NANCY HORRELL GAVE THE INSURANCE REPORT

Everything is in great shape. She increased FTTHA insurance and the homeowner's association is better covered with very little in the way of cost increase.

Nancy will verify we get the proper insurance from contracted workers in future.

Old Business

- A. Dodds Update: Earl will speak to the Dodds on the ongoing plan for the demolition of the tanks on their property. Dean was able to install the shed and we are good for now.
- B. Earl will make suggested changes to his Memorandum regarding the Increase in the Buy-In Fee and send it out within the week. Thanks, Earl.
- C. No discussion regarding the plan for the combination of the Roads and the Water committees.
- D. Reserve Study has been impossible 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

Upcoming Meeting Schedule

December 6th, 2008 (9:00 am) - Board of Directors Meeting

January 17th, 2009 (10:00 am) - General Membership Meeting (Chamber Bldg)

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

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

June 20th, 2009 (10:00 am) - General Membership Meeting (Chamber Bldg)

August 8th, 2009 (9:00 am) - Board of Directors Meeting

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

Adjournment