



FRONTIER TRAIL HOMEOWNERS' ASSOCIATION
GENERAL MEMBERSHIP MEETING MINUTES
SATURDAY, JANUARY 15TH, 2011
10:00 AM
KERNVILLE UNITED METHODIST CHURCH

Earl and Patti Bonawitz
John Damiani
Lori and Gary Finstad
Lisa Ross/John Seals
Robert Rusby
Ann and Rich Guy
Gwen Jackson

Scott and Carla Tipton
Irving and Mary Erlandson
Duke Hingley
Margaret Smith
Cherie and John Jones
Bob Kneedler

Proxies tendered: Rusby (1), Ross/Seals (2), Gwen Jackson (2), Smith (1), Guy (1), Hingley (2).

Call to order was at 10:09 AM by President Gary Finstad. It was established that a quorum was present.

A motion was made by Robert Rusby, seconded by Rich Guy, to approve the minutes from the previous General Membership meeting, held on June 19th, 2010.

Margaret Smith requested the names of the directors be added to those minutes as a correction. The motion passed unanimously.

COMMITTEE UPDATES/REPORTS

WATER COMMITTEE: RICH GUY, VP WATER, said that all is status quo at this time. The pumps and wells are in good shape. The last three month's tests were excellent - all clear and good. He proposed to have the tanks professionally cleaned and will get a firm bid from a food-grade diving company. They will clean out the sediment and reseal as necessary with a food-grade sealant. We do have various sealants in there now, and the new sealants, if used, will go on over the

present sealants. They are a Colorado-based company and spend this part of the year here. They request that the tanks are full, almost to overflowing, when they work.

Rich referred to the grants which he wrote to the State of California for the new site and the new well. The State is currently in a crisis, and there looks to be no possibility of approval of these.

The check valves are in. Worked with the road committee to repave the areas and it all looks good. There were no freezes at the well-heads during the very cold weather.

John Jones asked how we fared in the high water and Rich responded that we did fine. The water came within 18 feet but our wells remained above the flood.

Rich Guy mentioned that one of the grants had in it the proposal to purchase the five acres adjoining our present pie-shaped plot so that we could relocate not only the pumps but the electrical and get it closer to the road.

Margaret Smith asked about the tree at the wells that has our electrical lines growing through its branches. John Jones said he would get Doug Mellor to look at it on Monday when Doug is coming to John's house to down a tree. Rich Guy mentioned that all the electrical controls for our water go through the tree, and he asked regarding bonding or insurance if there should be an accident while the tree was being downed. John Jones said he would find out about the insurance and also get a ballpark fee for removal. If it's under \$150 it was thought we should have it done (pending the insurance question).

John Seals made a motion that if it would cost under \$150, John Jones should be authorized to have Doug Mellor do the job if he is insured and bonded. Robert Rusby seconded. It passed unanimously.

President Finstad suggested that since the grants are no longer in the mix, we need to come up with a strategic plan for the water system so that it can be included in the next budget. Rich Guy said that right now if we want to do any modification to our system we are going to have to use out-of-pocket funds. He was hoping to have suggestions, based on the fact that it is a gravity-feed system, on locations of tanks at higher elevations so that we can get increased pressure and have our fire hydrants upgraded to orange or green caps.* We may wish to do another survey or some way decide how to do this. This will have to have 100 % approval from the entire body, the entire membership, it was stated. This will be

expensive, but necessary. The cost was supposed to be covered by the grant, which was close to three quarters of a million dollars.

John Seals said that he was hoping, prior to this meeting, to speak with John Stallone to find out what he was willing to do up on his property, and he didn't get to do that.

We'd all like to get together on this, rather than making it a big negative.

ROAD COMMITTEE REPORT: JOHN STALLONE was not able to attend and a brief email he composed was read by Lisa Ross, Secretary.

"Kern Valley Paving is doing work on the new road as the snow melts. From the last meeting we are putting gravel on the sides to keep them from eroding out. Plus the drain going under the road on Tatra Trail about 50 yards out was over-loaded with water and eroded out. Material will be removed and the area fixed. This is not a warranty thing and will cost us. Dick (Blumgrem) will keep me up-to-date each day on where we are with cost.

With the recent snow we had Duke grade off the snow for folks to get out of their homes."

Questions were raised regarding: how much money was currently being spent on post-paving road work. John Seals said that he thought the work being done now is still within the budget amount, the total budget amount already approved, except for Tatra Trail.

It was suggested that larger rocks should be put on the upstream bank to prevent the kind of erosion that occurred during the recent rains.

After some discussion, it was decided that John Seals would contact John Stallone on Monday as to where we were on the roads in the way of costs to add gravel to the sides of the 'new' roads that were washed out at the edges by the recent torrential sustained rains. John said that at the same time he would inquire as to the possible placement of the water tank on John and Rhonda's upper property.

There was a protracted discussion regarding maintenance of the roads, and everyone was in agreement as to the need to maintain the road system in the best possible shape. We will ask John Stallone to look into this for us. Ask him to get an assessment for us. We should determine our annual needs and budget for maintenance.

TREASURER'S REPORT: MARGARET SMITH said that we have a \$1,000 bond with the county, as our water lines go under county roads. The county finally figured it out that that is much too little and wants us to have a \$10,000 bond. At the last board

meeting we decided that we would put in \$1,000 a year and by the year it is needed (2022), we will have the required amount in the bond. She then handed out the very detailed treasurer's report and gave an overview verbally.

A Motion to accept the Treasurer's Report as given was made by Earl Bonawitz and seconded by Rich Guy. Motion passed unanimously.

INSURANCE REPORT: NANCY HORRELL was not present. Rich Guy said that he and Nancy reassessed the water lines and pumps and tanks and put in for insurance at 100%.

New Business: At the last Board Meeting there was discussion as the extent of the paving on Tatra Trail. Steve Novobilski was not happy with how far it went. Cherie Jones provided a signed document dated September, 2002, wherein Steve agreed to pay the assessment and FTHA was to pave 250 feet off the main road toward his driveway. In the meantime, between board meeting and this meeting, Steve Novobilski actually came to Frontier Trail, saw the new road, and went to John Stallone and shook hands. 1090 feet have been paved. This is 800 feet longer than he was originally promised and Steve is quite pleased.

Discussion on the maintenance of the roads resumed. It was decided that the 'new' road to Stone's on the south side is part of the FTHA roads and will be maintained by the association. The road to the four homes on the north side (Seals, Littles, Hutchings, Rusby) is also an FTHA road. This road was paid for by the people involved. President Finstad stated that, had this road not been paved by the parties involved, it would have been part of the paving process this time around. The first budget was not sufficient to include this road.

At the last board meeting a reserve study was approved to be done with a cap cost of \$3,500. Bob Kennedy has been soliciting information and bids and Trower and people who did our previous study (Walla Services) responded. Since Wallace did it before, they will recognize the deficiencies we had. Wallace came in at \$1,200, and we will be signing the contract soon. The Board will meet sometime in February to discuss this. Reserve studies are now recommended on an annual basis.

At the last board meeting Robin and Ted Little presented a proposal for clearing the sides of the road for fire abatement. Even though we may have cleared our properties, there is the problem of fire truck access. They will protect

themselves before they put themselves and their equipment into imminent danger because of an inadequately cleared road.

Discussion ensued. FTHA is about water and roads. Should we go into fire abatement? What would be the liability? Once this is done once, will we need to continue? Will this set a precedent? The question of the difficulty of code enforcement came up. It is impossible to enforce clearing on unattended properties (as an FTHA organization). The fire department does this where there is a structure involved. FTHA can't do this. There would be a problem going onto people's properties to the extent that was suggested. (33 feet, 45 feet, 66 feet).

It was decided to ask Robin to attend the February board meeting and have info on what the fire department would like us to do, what they can do to enforce that, and square that with our ability to do it. The fire season will be upon us shortly, so if we are to do something, it should be done now.

Old Business: none.

A Motion to adjourn was made by Robert Rusby and seconded by Rich Guy. This Motion passed unanimously.

Meeting was adjourned at 11:02.

Respectfully submitted by Lisa Ross, Secretary

* FYI regarding the hydrants. I found this additional information interesting, and wish to pass it on. L Ross

The coloring is just for the top of the hydrant, not the body of the hydrant. The stripe around the top, or as a cap, is an indicator of pressure (p.s.i.) and flow (GPM)(gallons per minute). The yellow body means "Private System Hydrant".

The additional piping, loop system, and increased pressure would re-color our hydrants in the following format (depending on location & pressure): "Red" for systems with less than 50 p.s.i., "Orange" 50-120 p.s.i., and "Green" over 120 p.s.i. Our format takes into consideration the high risk Urban-wildland intermix area, combined with the fact that we're a private water system reliant on association-owned and maintained wells, pumps, and a gravity-fed system. Any increase in pressure is a good thing for our system's ability to fight fires and for general household use.