

# FRONTIER TRAIL HOMEOWNERS MEETING

## JANUARY 16, 2010

### MEMBERS PRESENT:

Harry and Margaret Smith (1 parcel)  
Gary Geivet (1 parcel)  
Robin and Ted Little (2 parcels)  
Robert Rusby (1 parcel)  
Kern Brewer (1 parcel)  
Don Jackson (1 parcel)  
Scott Tipton (1 parcel)  
John Stallone (2 parcels)  
Nancy Horrell (1 parcel)  
Whitey Erlandson (2 parcels with Guys)  
Rich and Anne Guy (Guys)  
Earl and Patty Bonawitz (Bonawitzs)  
Duke Hingley (1 parcel)  
Gary and Lorrie Finstad (1 parcel)  
Cherie Jones (1 parcel)  
Patrick and Diane Dodds (1 parcel)  
Bill Jenkins (1 parcel)  
Russ and Gloria Sitnick (1 parcel)  
Bill Dierck (1 parcel)  
Bob Tollefson (1 parcel)

### PROXIES RECEIVED

Duke Hingley for Steve Novobilski (1 parcel)  
Duke Hingley for Bob Kennedy (1 parcel)  
Whitey Erlandson for Bob Kneedler (1 parcel)  
Ted and Robin Little for John Seals and Lisa  
Ross (1 parcel)

Total parcels represented 25

President Earl Bonawitz called the meeting to order at 10:02 at the Chamber of Commerce.

On the motion of Richard Guy, seconded by John Stallone, the minutes of the last meeting were approved unanimously.

### **COMMITTEE REPORTS**

**Water Committee:** Vice President of Water Rich Guy reported that there had been problems with check and gate valves. These are scheduled to be fixed on 1/18 but there will be a weather delay if necessary. The phone tree will be used to notify residents when the system is taken down for repair for 4 hours on each of 2 days.

Pumps are operational.

Coliform bacteria was present in our water system for 2 hours but it was treated with chlorine.

The cost of electricity is expected to go up.

The State of California has approved a \$40,000 grant to interconnect with Cal Water's system in case of emergency need. In the extensive discussion that followed it was stated that once the State gives us official approval the Association can either accept it or reject it. The state would like us to do the interconnection and this is probably the motivation behind their wishing to approve this grant and hold off on approving the grant the Association really wants. We have the alternative of putting in an aerator which would avoid the interconnection or drilling a new well.

**Road Committee:** John Stallone reported that he is working on refurbishing the sign at the head of Rogers Road. It will cost \$380.

We are waiting to hear about insurance for using laborers.

Edison is going to install a pole.

In discussion with Nancy Horrell speaking about the insurance matters, she stated that our current Worker's Compensation policy excludes owners. Anyone wanting to volunteer, and wanting Worker's Compensation insurance, needs to tell her by 7/1/10 so she may add them to the list.

If we hire someone to do work we will have to add them for Worker's Compensation and Payroll reports.

**Treasurer's Report:** Margaret Smith passed out the Treasurer's Report. She added that we are going to spend \$5,000 and there will be bills for \$9,000 to \$11,000 for water system repairs. In the discussion that followed, Duke Hingley asked why there was so much in savings and money market reserves. This was answered by pointing out that there is a **legal requirement** for Associations to have reserves, and we are still below the amount that the study of 2004 (this is on our website) indicates are necessary. Also we are going to be going into these reserves for both water and road systems. Whitey Erlandson thought that maybe we need to rebalance the reserves with more going to Water than is now and less to Roads. Patrick Dodds agreed with this suggestion and Earl Bonawitz will be taking a hard look at the budget and asked that a committee be formed. Don Jackson volunteered to chair this committee and Bill Jenkins, Robin and Ted Little, Earl Bonawitz, Margaret Smith and John Seals will be on it. After this discussion the Treasurer's Report was approved unanimously.

**Insurance Committee:** Nancy Horrell asked that Lisa Ross poll the membership to find out who wants to both volunteer and be covered by the Association's Worker's

Compensation insurance. Liability for Duke Hingley's tractor is covered. There was an unresolved question about whether we can add working for the Association to our homeowners' policies. There was a good deal of discussion about what job classifications need to be covered and the Board of Directors will consider this at their next meeting.

**New Business:** Don Jackson reviewed the history of road paving and John Stallone passed out the bids by Kern Valley Asphalt Services and Burtch Construction. In the discussion that followed, Patty Bonawitz was assured that the work stated on the bids would satisfy past promises to homeowners. Rich Guy stated that three bids should be gotten before this work commenced. Whitey Erlandson pointed out that oil would just get more expensive so we should do the work this summer. There are no outstanding unpaid or homeowners not paying past assessments. The others will have to pay the assessment when they want water. It was agreed that this did set a precedent and homeowners like the Littles could apply for reimbursement for paving already done at their own expense. Cherie Jones wondered whether we should spend this amount of money on roads when water was the absolute priority. It was pointed out that once the paving was done the cost would only be maintenance and maybe the road dues could be reduced.

At the end of this protracted discussion where almost everyone agreed that the work should be done but had concerns about some aspect of it, Bill Jenkins amended his motion to approve the concept of doing the road paving with cost not to exceed \$80,000. The Board of Directors is empowered to work out the details of doing the work up to that amount. This amended motion was seconded by Patrick Dodds and passed with 21 votes for, 3 against and 1 abstention.

**Old Business:** The agreement between the Association and Patrick and Diane Dodds regarding the easements across their property to the twin water tanks has been finalized and will be recorded soon. Bill Jenkins complimented Earl Bonawitz on his handling of the meetings. This was greeted by great general applause. Bill Jenkins said that propane prices could be negotiated with the companies. Atchison was the cheapest but at least one of the other companies would reduce their price. Don Jackson brought a compliment from his wife Gwen to Robin and the other phone tree callers for their past work.

On the motion of Richard Guy, seconded by Robin Little, the meeting was unanimously adjourned at 12:01.