



# FRONTIER TRAIL HOMEOWNERS' ASSOCIATION

## GENERAL MEMBERSHIP MEETING MINUTES

SATURDAY, JUNE 18TH, 2011

10:00 AM

KERNVILLE CHAMBER OF COMMERCE

Gary Finstad - President

Kern Brewer

Margaret Smith - Treasurer

John Damiani

Lisa Ross - Secretary

Patrick Dodds

Robert Rusby

Bob Kneeder

Earl Bonawitz

Duke Hingley

Russ Sitnick

Irving Erlandson

John Jones

Proxies tendered: Rusby (3), Smith (2)

Call to order was at 10:05 AM by President Gary Finstad. It was established that a quorum was present.

A motion was made by Earl Bonawitz, seconded by Margaret Smith, to approve the minutes from the previous General Membership meeting, held on January 15th, 2011. Unanimously approved.

## COMMITTEE UPDATES/REPORTS

**WATER COMMITTEE:** RICH GUY, VP WATER, sent in his report:

Hi Gary,

Between now and Father's Day, Ann and I have 4 graduations to attend. Exciting stuff!

The basic water report would consist of:

(1) the distribution of the CCR's (hard copy sent to Lisa for copying and distribution and to Rachael Miller for Website posting (completed).

(2) The FTTHA Water Report itself would show that all testing, sampling and FTTHA distribution is fine, operational and fully compliant. "Skoo'kum H2O" is doing a great job! Again, my thanks to Ted Little and Duke Hingley.

(3) All documentation required for the reserve study has been filled out and filed.

(4) The completion of the water systems upgrade is slowly getting back on track. The "Top Feed"/Aeration" piping for the 40,000 main tank has been completed, along with the "Low-Water" alarm system.

(5) The 23,000 gallon tank "Top Feed" and upper "Will Serve" project is in the Bid & Estimate phase, hoping to get back on track with last years directives. (if you recall, this project was scheduled for last year but our little fiasco which took out the pumps, check valves and gate valves due to an inappropriate decision to shut down the main wells without proper notification, caused a major emergency repair project and delay in our progress... and was the primary drive to the "Low-Water alarm system).

The funding for phase two (as per Margaret and My discussions) has been carried over, identified and set aside for a majority of the next phases of work (re-pipe the upper tank, provide a manifold for upper "Will Serve" tank distribution, Telemetric's and electronic Cla-Valve installation & tank purchase).

I have been in discussion with Rhonda Stallone (haven't spoken with John yet) on their water needs timing and suggestions for tank-placement. The logistics' on shared responsibilities and share onus & ownership still needs discussion.

As an FYI the new upper-site tank (estimated cost \$3,000) should be placed as soon as possible so we can move ahead on all upgrades. We can chat more about this after summer, but if they acquiesce to giving us land, maybe we (FTTHA) should buy the tank... as was suggested by Tim Guerin about 3 years ago. (the Stallone's will need to supply a demand/pressure pump).

Please note that state funding mechanisms (our grant (s) are all on hold, but I have renewed the documentation and resubmitted for FY2011/2012 (no Cal Water inclusion documents were forwarded....Robin beat me up on this one)

(6) I have discussed the latest insurance/equipment estimate needs with Nancy Horrell.

...as for one last year.....hmm, yeah, I guess so. But, I'm still a fervent proponent for Board Officers being full-time residents. The last thing the FTTHA needs (again) is a transient VP that's away from the front line in the event of an emergency. I know its happened before quite a few times, but I'm only as good as the folks there on site. One more year, for you!

Rich

Robert Rusby asked when the reserve study will be done. John Stallone has submitted his request to the reserve company but Bob Kennedy said there is no specific time yet.

Discussion ensued regarding increasing the will-serve area and/or putting another tank on Stallone's property. Rich Guy has talked with Rhonda Stallone, but not John Stallone yet. There needs to be further discussion.

**ROADS: JOHN STALLONE, VP WATER, sent in his report:**

Gary,

- > I'm working.
  - > I have been in contact with Dick B. from KV asphalt and he is getting some numbers together for some small projects on the road. I should have it by next week. Things like spraying the weeds that are coming thru the road, culvert work, and still doing a better fix on Steve Novobilski's road where it got wash out a little.
  - > I had Dick look at dip in road by Sean Dowd's driveway and he feels it's not bad enough to do anything right now.
  - >
  - > I'd like to contact a person to clear both sides of the road of brush and grass on the whole tract. It should be under what we can just do without board approval so I'll be getting that done soon.
  - > Let me know if anyone has any questions for me.
  - >
  - > That's about it,
- Thanks,  
John  
>

Duke Hingley stated that there are some people who are driving too fast on the north side of the road. He stated that they drive over the speed bumps as though they aren't there. It was directed that the secretary draft a letter to the involved persons, stating that permission to use the road will be revoked if this continues. The draft will be given to President Finstad for his signature.

At this time it was brought to our attention that the home owned by the Andrades is being used as a weekend rental, and that the renters are less than polite to the neighbors. As well, they have thrown cigarette butts and trash on the road. This discussion was moved to the end of the meeting to come under "New Business"

**INSURANCE REPORT: NANCY HORRELL** was not present.

Margaret said she spoke with Judy Dempsey and FTHA will probably not have an increase in our insurance, or, if any, 1%, and we had already budgeted ample money for such increase.

**TREASURER'S REPORT: MARGARET SMITH.**

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

**New Business:** The Budget is very like last year's with very few small changes. Total is exactly what it was last year. Budget B has more money going into the reserve fund. John Jones thinks that the department of Health and Services charge by the potential number of hookups. He will check into this and report back to the group.

Earl Bonawitz said he thought an excellent job had been done on the budget. There were no major problems and a thank you should go out to Rich Guy. Earl said he thinks we need to have sufficient dollars in reserve to cover a catastrophic event. We must maintain adequate reserves in case we have something unforeseen happen to the water system or the roads.

Earl made a motion to adopt budget 'A' for next fiscal year. This was seconded by Robert Rusby. It was passed unanimously.

John Jones asked what our insurance covered in the way of earthquakes. Earl responded that the insurance does not cover earthquakes. Gary said we were due for an earthquake....

**ELECTION SLATE: OFFICERS:**

Gary Finstad - President  
Margaret Smith - Treasurer  
John Stallone - VP Roads  
Rich Guy - VP Water  
Bob Tollefson - Secretary

Earl Bonawitz moved that we accept the slate of officers as proposed. Kern seconded.

**ELECTION SLATE: BOARD OF DIRECTORS:**

Robert Rusby  
John Seals  
Russ Sitnick  
Kern Brewer

A motion was made to elect these to the Board of Directors and seconded by Margaret Smith.

Passed unanimously.

Continued from before: the discussion regarding short-term rentals in the neighborhood.

Lori Finstad met last Tuesday for discussion because the county wants to limit the number occupants at short-term rentals ('vacation home rentals') to six. The Andrades made a reasonable attempt to screen their renters. Their old advertisement said "100s of miles of hiking trails out the back door and a maximum number of occupants of 14." There has been shooting, fireworks, little motorcycles, and parties until dawn.

Earl said that as they are a vacation rental they should comply with all county rules. It behooves the association to establish rules for short term rentals. The property owners are responsible. Rules to be applicable to all parcel people.

Kern Brewer hoped the Andrades gave their renters the information on rattlesnakes, fire, our bear etc. that we all must be aware of if we live in this semi-arid region.

There is information on the county website on short-term rentals. Gary suggested everyone look at it. The actual proposals have teeth. We should follow up to see if the county has implemented the suggestions in the proposal.

Earl suggested that any vacation rentals in FTTHA must comply with applicable rules and must have a county business license. We are zoned E1.

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John Jones suggested that FTTHA have a requirement that we follow county recommendations.

Patrick Dodds made a motion that the secretary drafts a letter to Andrades regarding the trash on the road and the noise coming from their vacation rental. Earl Bonawitz seconded. The motion passed.

The draft is to be given to Diane Dodds prior to sending and the vetted letter given to Gary Finstad for signing.

Old Business: none.

A Motion to adjourn was made by Robert Rusby and seconded by John Jones. This Motion passed unanimously.

Meeting was adjourned at 11:20.

Respectfully submitted by Lisa Ross, Secretary