

FRONTIER TRAIL HOMEOWNERS ASSOCIATION, INC.

GENERAL MEMBERSHIP MEETING MINUTES KERNVILLE CHAMBER OF COMMERCE BUILDING JANUARY 17TH, 2009

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| Earl Bonawitz | Harry and Margaret Smith |
| Rich Guy | Irving Erlandson |
| Duke Hingley | Gwen and Don Jackson |
| Bob Kennedy | Gloria and Russ Sitnick |
| Bill Dierck | Diane and Patrick Dodds |
| Rhonda Stallone | Nancy Horrell |
| Kern Brewer | Tim Guerin |
| Lisa Ross | Robin Little |
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Proxies tendered: Cherie and John Jones: One vote, held by the Dodds

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

The minutes from the previous general membership meeting were not available, and will be posted on the web for inspection and will be approved at the next general membership meeting on June 20th.

COMMITTEE UPDATES/REPORTS

WATER COMMITTEE: RICH GUY, THE WATER COMMITTEE CHAIRMAN, referred to the grants which he has written to the State of California for the new site and the new well. The State is currently in a crisis regarding a budget, but since the approval review isn't until the second part of June, approximately, there is still time for our grants to be approved.

There was a leak at the production meter as a result of a warped meter gasket. This has been repaired. There was a second leak under the road between Dierck's and Hingley's , which has also been repaired. The pumps have been replaced and there has been a recommendation to review the equipment every five years and replace it at that time.

Eventually a high-pressure loop system needs to be created. We need to get electricity to the 23,000 gallon tank. It was suggested that the electricity hookup will not be cheap.

Information Item: John Stallone is speaking with Edison to get a quote on the electricity hookup, and will provide us with answers at the next membership meeting. It is believed to be between \$10,000 and \$15,000, and will be single phase, so new hookups can be made into it at a later time.

The cost of a compacted sand or a cement pad to place the tank will be between three and eight thousand dollars. Total: \$47 to \$57 thousand. The grants were written to cover part of this cost, and the emphasis in the grants, and in reality, is fire suppression. Of course, in a fire one of the difficulties is that the electrical system goes down, and then the tanks can no longer be filled.

President Bonawitz pulled the vote on the purchase of a tank from the agenda, as we don't have enough financial and other information to make an informed decision. Everyone involved is making an attempt to come up with the answers as quickly as possible.

Rich Guy spoke on the removal of the twin towers presently located on the Dodds' property. They have no resale or salvage value, and, in fact, present a disposal problem, as they will release hazardous material (asbestos) once dry and heated, which is one way of removal, that of dismantling them with torches where they stand and removing the pieces. The suggestion was made to drain them to remove them from the possibility of mixing with our system. Two difficulties present themselves, in that the tanks are stable when they are filled, as now, with water. If we drain them and there is an earthquake, they will be unstable enough such that they will likely go down. And, as mentioned, once they are dry, the asphalt begins to release the asbestos embedded in it, presenting the hazardous material difficulty. They are presently connected with our main water supply, though not part of it in any way that the water they contain mixes with our potable water.

The water in the tanks is stagnant, and has been so for years now. President Bonawitz emphasized that there are numerous people working on this problem. All agree that the tanks should be drained and removed, but in order to have this done, we need to find professional hazmat licensed and bonded contractors, and one potential bid was for an astronomical amount...

Robin Little volunteered to ask her son-in-law, who is in the industry, to find a bidder for this job.

Much discussion ensued on the subject.

Action Item: Rich Guy will get plumbers to bid on doing the necessary valve and lock off on the system to ensure that, when we do drain the tanks, there will be valves that are workable and 1. will enable us to drain the tanks slowly, or as slowly as we wish, and, 2. will enable us to ensure that no valve that is linked to our drinking water system will fail, allowing the stagnant water from the tanks to contaminate this system. Don Jackson volunteered to work with Rich in this effort.

A big ***Thank You*** went out to **Rich Guy** for all the work he has so far put into upgrading the water system for the collective good of all of us!

ROAD COMMITTEE REPORT: **BILL DIERCK, ROAD COMMITTEE CHAIRMAN**, gave the report. He said the Reclamite had been spread on the road in December and should make it last for four to six years. "It's like hand lotion for your roads." He said he has the paint to do the speed bumps and will need volunteers in springtime when it is dry. Gwen Jackson and Lisa Ross volunteered.

Chairman Dierck discussed an addendum to the bylaws regarding defining what a spur road is. The definition, as it now stands, will be posted on the website of Frontier Trails Homeowners Association. (FTHA.net) Bill asked that everyone take a look and make comments, additions, and suggestions. This is the definition as it stands now, handed out at this meeting.

"A Spur Road is considered a developed branch road that leads from the main paved road (Frontier Trail). Spur roads serve **multiple properties, and at least one occupied dwelling, all within the will-serve area**. These spur roads will be maintained by the Association with the approval of the Roads committee/board. All maintenance issues shall be requested in writing and

approved by the board. Roads that serve only one occupant's property, *and are contained within the boundaries of said property*, are considered driveways. Driveways are not maintained by the Association.”

Please see the website to make comments or suggestions.

Regarding Tatra Trail: The road washes out in heavy rain and a culvert is needed. Some work was done on this within the last few years, but it was not sufficient. The road is not capable of supporting a fire crew (narrowness, no turn arounds, etc.) in case of a fire. Bill Dierck asked that Novobilski (whose property is served by Tatra Trail) send a letter detailing the necessary upgrades to the road to the Road Committee, and it will be considered in light of the definition, to be decided, regarding Spur Roads.

It was stated that FTHA will not provide grading or upgrading for roads leading to vacant lots. There needs to be a bona-fide dwelling on the lot.

Duke Hingley said that Novobilski had asked for the road to be graded with two separate letters. President Bonawitz, saying he had been in office for over a year now, said he had not received a letter from Novobilski in that time.

Don Jackson said that he had sent a letter to Novobilski when he (Jackson) was FTHA President, stating that Tatra Trail would be one of the first on our list of Spur Roads to be paved when next we did paving, and that we would grade it. It was not indicated when the paving would happen, nor how often the grading would be done.

Duke Hingley stated that he has not been asked to grade this road. He also stated that he plowed, through the goodness of his heart, (and he had to get out of his own driveway because he had to catch a flight to go to Hawaii) the north and south FTHA roads when we had the big snow. He stated that three people had specifically asked him NOT to plow their driveways.

President Bonawitz said that if work needed to be done, the Board had stated categorically that it needed to be done by licensed, bonded contractors, and they had to be asked to do the work.

Duke stated that he just did it to be neighborly.

President Bonawitz said it had to do with liability, not workman's comp.

Duke said he just wanted to be paid for his diesel fuel.

President Bonawitz asked Nancy Horrell to research liability for casual labor.

Duke stated he just wanted to be paid for his fuel and wear and tear on the tractor.

Nancy will also look at what volunteer work has been done and see how that applies to volunteerism for the future.

A big *Thank You* went out to **Bill Dierck** for all the work he has so far put into the roads!

TREASURER'S REPORT: **MARGARET SMITH** handed out the very detailed report and gave an overview verbally. We have been audited by Bob Kennedy, who gave it a stamp of approval, and said Margaret was doing a wonderful job and the audit was outstanding!

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

NANCY HORRELL, THE INSURANCE CHAIRMAN, gave the report, saying that we increased our coverage on the wells.

President Bonawitz, in addressing 'A' on the agenda, said he is in dialogue with Diane and Pat Dodds to create wording for liability and spell out a legal description of the engineering for the removal of the twin tanks on their property.

February 14th, at 9 AM, is the date and time of the next Board meeting. Please remember that all Board meetings are open to the general membership. It will be held at Margaret and Harry Smith's home on Frontier Trail South.

June 20th is the next general membership meeting. It will be at 10 AM at the Kernville Chamber of Commerce. We will hold elections at that time, so please

think of working together to come up with new folks to take over so that we can give our present hard-working president a rest.

President Bonawitz said he was pleased that we were all working together to solve the issues facing an organization like ours that is growing.

A Motion to adjourn was made by Rich Guy and seconded by Bob Kennedy. This Motion passed unanimously.

Meeting was adjourned at 11:19.

Respectfully submitted by Lisa Ross
Secretary