

# FRONTIER TRAIL HOMEOWNERS ASSOCIATION, INC.

GENERAL MEMBERSHIP MEETING MINUTES  
KERNVILLE CHAMBER OF COMMERCE BUILDING  
JUNE 20TH, 2009

<u>MEMBERS PRESENT</u>	<u>PROXIES</u>	<u>VOTES</u>
Earl (President) and Patty Bonawitz		2
Don and Gwen Jackson		1
Duke Hingley	Steve Novobilski & Bob Kennedy	3
Bill Jenkins		1
Ted Little	Gary Geivet	2
Kern Brewer		1
Russ and Gloria Sitnick		1
Nancy Horrell		1
Scott Tipton		1
Patrick and Diane Dodds		1
Bob Tollefson (meeting secretary)		1
Harry and Margaret Smith (Treasurer)		
Gary Finstad		1
John Damiani		1
Total		18

1. As the quorum of 17 was met, President Earl Bonawitz called the meeting to order at 10:02 AM at the Chamber of Commerce meeting room in Kernville.
2. A motion was made by Diane Dodds and seconded by Gary Finstad to approve the minutes of the January 17, 2009 general meeting. It passed unanimously.

### 3. COMMITTEE UPDATES/REPORTS

**Water Committee Report:** President Earl Bonawitz reported that a new pump had been installed after the old one gave out because of vibration. The twin tanks have been removed within budget.

Ted Little said that the pump was still blowing fuses, there was a major leak, and there has been an intermittent overflow from the big tank without any cause yet being determined. Bob Tollefson commented that the major leak would cost \$2,200 to repair. Later, Diane Dodds said that it seemed to her that repairing the leak damage should be FTHA's responsibility. This being agreed, Earl asked Bob to submit an estimate so the bill can be paid.

Earl reported that FTHA is seeking state grants for another upper tank and more land down by the river where our well is.

**Road Committee Report:** There was no committee report but Duke commented that the discussion about mirrors being put at the Kennedy and Dierck road segments would have the effect of accepting liability and that he would vote against this when it came up. Duke also reported that Steve Novobilski has been asking for grading of the road to his house for 3 years but it hasn't been done. After a good deal of discussion about who had made a formal request when and to whom, Earl resolved the issue by asking Duke to ask Steve to send in a request and then he would talk to Road Committee chair John Stallone about getting it done, as it is FTHA's responsibility to do it.

Ted relayed Robin Little's request that all property owners make sure that the sides of their roads be weedwacked on both sides.

Bill Jenkins commented that both the FTHA sign and mail tubes were becoming shabby enough to warrant a new title with 'Welfare Row' in it. Bill Jenkins moved and Duke Hingley seconded a motion to refurbish the sign and tubes. The motion passed unanimously. Earl will ask John Stallone to look into the matter.

John Damiani asked when the spur roads that weren't paved before would be paved and Earl said they would be paved when we had paving done again.

**Treasurers Report:** Margaret Smith passed out the statement of FTHA finances as of June 17, 2009 and the proposed budget for 2009-2010 fiscal year and explained them. Questions about the surveying cost for removal of the twin tanks and the cost for Valley Excavating to take out the twin tanks were answered. Gary Finstad moved and John Damiani seconded a motion to accept the financial statement. It was passed unanimously.

After Margaret pointed out that the new budget would result in a \$.60 increase per quarter for water users and \$20 decrease for non-users, Patrick Dodds moved and Russ Sitnick seconded a motion to accept the budget as presented. It was passed unanimously after the following discussion: Don Jackson asked about the reserve for paving and the \$100,000 reserve for this purpose was noted. Earl thought that we would probably need to pave in 5 years. Don continued with a question about setting a goal and date certain for paving and this resulted in his making a motion to direct the Board of Directors of FTHA to study the cost benefits of paving the spur roads as defined on the FTHA website that were not paved before and report back at the January 2010 meeting. Margaret Smith seconded this motion and it was passed unanimously. Margaret explained that the meter reading dates would result in a 2 month and 4 month quarterly billing.

**Insurance Committee:** Nancy Horrell said there was nothing to report and, in response to a question from Diane Dodds, that the liability insurance didn't cover damage to another parcels owner's property as from the leak noted above.

**Bylaw Committee:** Gary Finstad reported that two Articles had been approved by the Board for submission to the general meeting. A motion to adopt these two was withdrawn after Don Jackson pointed out that proper notice to the members had not been made. Diane Dodds pointed out that most organizations include the full text of changes in the notice.

**Elections Committee:** Gwen Jackson moved that the slate in the agenda be adopted and this was seconded by Kern Brewer and passed unanimously.

**4. New Business:** A motion to approve the expenditure of \$8,000 for Edison Company to get electricity to the proposed upper water tank was made by Gary Finstad, seconded by Duke Hingley and approved unanimously. Because of Edison policies, the FTHA President and one other director will sign the contract with Edison for payment in the 2009-2010 budget year.

**5. Old Business:** The rather large package from the survey of the Dodds property easements with the concurrence of the Dodds lawyer, Mr. Cush, is on its way. Diane Dodds explained that it would be large because she and Patrick hold the property as individuals and also it is held by Patrick's

company so 6 easements need to be included. It should arrive in time for the next Board of Director's meeting the 2<sup>nd</sup> Saturday in August.

Duke Hingley asked about the clarity of water issue that was brought up graphically by Russ Sitnick showing a flask of muddy water at the last meeting. Russ said that the clarity has improved since the twin tanks were removed. The cause needs to be addressed as well as the 2 loops Duke pointed out, the one that was wrecked by a contractor by 828 Frontier Trail and the one needed to connect north and south Frontier Trail systems. Earl Bonawitz will be talking to Water VP Rich Guy about these problems.

**6. Adjournment:** Duke Hingley moved, Kern Brewer seconded a motion to adjourn that was adopted unanimously at 11:04 AM