

Bonita Creek Land and Homeowners' Association meeting
May 12, 2018
Armbruster residence, Antelope Trail Bonita Creek

President Dieter Armbruster called the meeting to order at 1:04 pm. Board Attendees: Dieter Armbruster (president), Mark Yarish(vice president), Pat Nagy (treasurer), Lorna Glaunsinger (secretary), Jack Helzer (water director), Bill Akins (director at large), Tim Mattison (director at large). Eight community members in attendance.

I. Approval of last meeting minutes Motion by Bill Akins, second: Mark Yarish. Unanimously approved.

II. Treasurer's report- Pat Nagy

April 30, 2018

HOA account -	\$,3977.41
Water company account -	\$23,710.00
Total	\$27,687.65

III. Supplemental Agreement with SRP - Dieter summarized the terms of the SR supplemental agreement. SRP proposes to bill yearly based on a 3 year average of costs. After 2 years the costs will be reassessed for the next 3 year billing cycle.

Motion To sign the supplemental agreement(Bill Akins, second Lorna.) Unanimously approved.

IV. Water Company Report

a) Jack reported the need to replace the sand filter which is seeping in places. The cost would range from \$4,000- \$8,000 for a 30-36 inch diameter fiberglass or steel tank(based on 2 quotes). Tim Mattison volunteered to examine the tank after the meeting and make a recommendation on its removal and replacement.

Jack will prepare a detailed proposal for automating the water company infrastructure at the annual meeting.

b) Terry Lystra reported the Water Company future tax bills will be minimal to zero because of new depreciation laws

c) Jack, Pat and Renice Lystra proposed changing the monthly water company billing cycle to 15 days from the current 30. This will simplify accounting issues with past due notices.

Motion: (Lorna, second Mark) Change the monthly water bill due date to the 8th of the following month beginning in September, with notification to each customer beginning with May's billing. Unanimously approved.

V. Annual Meeting planning and elections

a) Lorna Glaunsinger agreed to hold the annual meeting and potluck at her home on Sept. 2nd beginning at 4:00 PM This year local music entertainment will be provided.

b) Dieter reported the Treasurer and Vice President's positions are up for re-election. Pat and Mark agreed to run for another term and Lorna will ask community members to serve on the election committee to encourage others to run for these positions and to count the ballots.

VI. Old Business

a) Lorna asked the Board to consider raising HOA dues to help offset costs related to community improvements and to pay for labor costs for projects previously completed by community

volunteers, including the annual community fence repair. Dieter suggested we first compile a list of proposed projects and include them and the costs in the annual letter to all residents. Renice suggested we change the wording regarding dues to read: Annual dues starting at \$75.00 per lot and adding a donation section for 2019 projects.

b) Entrance to the Community: Bill Glaunsinger and Mike Lynch

The new Private community sign has been erected (Mike), and the old Private Community signs on either side of the cattle guard have been removed. Mike has new signs from Fish and Game to replace the old sign. Mark Yarish will be replacing the Community Firewise signs. Bill Glaunsinger proposed erecting new Ranch style fence to dress up the entrance. Estimated costs would be approximately \$500 including some labor.

Motion: (Pat, second: Jack) Provide up to \$500 to place new fencing at the community entrance. Unanimously approved.

c) CC&R committee report: Bill Akins and Mike Lynch agreed to prepare a plan to address the CC&R's beginning with Unit II. Bill suggested developing a survey asking property owners for suggested improvements/changes. They will present their survey and plan for moving forward at the annual meeting in September.

VII. New Business

2018 wild fire season risks Lorna clarified the Fire Restrictions II currently in place. Property owners can use chainsaws and weed eaters on their private properties but not in the National forest after 8:00 AM. She passed out Firewise brochures to all in attendance reminding everyone of the extreme fire danger this year. Anyone wanting to place trimmings in the Perley Pit can contact her for access to the pit. It is also important to remove all leaves and pine needles around homes and clean out gutters because of the risk of fire brands during a wildfire. Anyone interested in hiring individuals to thin their property can contact her.

VIII. Adjournment 2:40 PM

Respectfully submitted by
Lorna Glaunsinger

Dieter Armbruster, President

Mark Yarish. Vice President

Jack Helzer, Water Director

Pat Nagy, treasurer

Lorna Glaunsinger secretary

Billy Akins Director at Large

Tim Mattison Director at large

