

BONITA CREEK LAND AND HOMEOWNERS ASSOCIATION BOARD MEETING
May 18, 2019 7:30 PM
Home of Dieter Armbruster, Bonita Creek

The meeting was called to order at 11:05 AM by Dieter Armbruster. In Attendance: Dieter Armbruster, Mark Yarish, Jack Helzer, Tim Mattison, Pat Nagy and Lorna Glaunsinger. Absent Billy Akins

Meeting minutes

March 13, 2019 Executive meeting minutes unanimously approved

Financial Report January - April, 2019 : Pat Nagy

HOA account \$2,462.22

Water Company Account

Total water sales \$8,653.22

Total Expenditures \$10,492.49

Net Operating Income -\$2,089.27

Savings Account. \$1,726.83

Water Company Report: Jack Helzer

\$500 will be spent on Chlorine as well as a \$200 expenditure for the new LT2 filter.

Jack has a new contact from Prescott who sells water company supplies and may also be willing to help with the redesign of the water company system. Many companies are converting to chlorine gas to treat water but we should look at the possible insurance rate increase before considering this option.

If we were to use a WIFA loan to upgrade the system we are obligated to follow federal guidelines and use Davis/Bacon age rates, making this option too expensive.

Because of the increase in operating expenses for the last two years we are eligible to apply for a rate increase.

There was some minor stand pipe damage caused by a vehicle at the end of Antelope Trail and Ken suggested placing some rocks in front to prevent further damage. Lorna will ask Kyle about the cost.

There are a few options to protect the pump culvert in Bonita Creek from flooding damage:

- Build gabion cages at the cost of \$ 2,000.

- Placing preformed concrete blocks around the culvert with a gate or pipes to allow water to flow through. These can be purchased in Payson.

There are a few customers without check valves on Hoot Owl.

There are still customers who have not installed shut-off valves. Since this is required by code, Jack will check with the ACC to see if the water company can require those customers to install the shut-off valve. Failure to do so within a specified time frame could result in turning off water to the property until the valve is installed.

Annual water testing report should be placed on the website.

Annual Meeting/Elections

Dieter will draft an email regarding community interest in running for a Board position as there will be 4 vacancies to fill.

The annual meeting and pot luck will be held on Sat. Aug. 31 at the Glaunsinger's beginning at 3:30Pm.

Other business

Lorna reported that the entry fence will be built late spring/summer by Kyle Disilvestro.

Lorna will check to see if the cattle are scheduled to be rotated into the Bonita pasture this year. If so, the fence should be repaired using funds donated by HOA members.

Dieter asked Lorna to pursue having the Perley pit debris pushed into more compact piles.

Lorna will draft a firewire email to all property and homeowners requesting thinning to meet firewire guidelines.

The meeting was adjourned at 12:15 PM.

Respectfully submitted: Lorna Glaunsinger