

FLORISTON PROPERTY OWNERS ASSOCIATION  
P. O. BOX 11110  
TRUCKEE, CA 96162  
(530) 587-8647  
Board of Directors Meeting  
September 17, 2014  
Minutes

**1. Call to Order.**

President Roger Baldwin called the meeting to order at 6:35 PM in the Floriston School House 22261 Juniper Street, Floriston, CA 96111.

**2. Introductions and quorum determination.**

President Roger Baldwin, Secretary/Treasurer Debbie Grooms, Commissioner of Water and Roads Chuck Grooms, Director Amy Edgett and Director Tim Klemppnauer were present. A quorum was established. Manager Rick Gardner was also present. Tim Klemppnauer submitted his verbal resignation from the Board, effective immediately.

**3. Approval of Minutes.**

Debbie Grooms moved to approve the minutes of the Board meeting held on August 20, 2014. Roger Baldwin seconded the motion, which passed unanimously.

**4. Members' Forum.**

Tim Klemppnauer suggested that Floriston designate a permanent place for residents to store brush and other green waste suitable for chipping and that when the pile is large enough, have it chipped.

Amy Edgett reported that some residents have expressed a concern about outdoor burning, especially during the drought. Amy Edgett also reported that she personally spoke to the person seen burning outdoors.

Charles Stoddard mentioned that he heard the water delivery system had a leak and asked if the Board was going to discuss it. Chuck Grooms said the leak was detected and a valve was shut to prevent further loss of water.

Ed Dalbol reported that he found a dead bat and wondered to whom he should report it.

**5. Reports.**

*A. Financial report.*

Rick Gardner summarized the financial report. Roger Baldwin moved to accept the report. Debbie Grooms seconded the motion, which passed unanimously.

*B. Road, water & sewer report.*

Chuck Grooms gave the roads, water and sewer report, which is included in these minutes by reference. The Board discussed water flow, water use, tank level, leaks and turbidity. Debbie Grooms moved to accept the report. Roger Baldwin seconded the motion, which passed unanimously.

**6. Old Business.**

*A. Illegal Sewer Hookup.*

Rick Gardner reported that the second letter sent to the owner that installed the sewer hookup without prior written approval was sent certified, return receipt requested but that he has not received the return receipt. Roger Baldwin moved to have a letter delivered to the owner by the Nevada County Sheriff. Chuck Grooms seconded the motion, which passed on a 3 to 1 vote. Amy Edgett voted no.

*B. Review Grant Progress.*

Rick Gardner has submitted the initial B&E Summary and the first claim. The first claim was not done correctly and Catherine Hansford will resubmit the first claim with the required details from the vendors.

*C. Discussion and possible action regarding an easement on Jess Bailey's Willow Street Property.*

Tabled until the next meeting.

*D. Discussion and possible action regarding Gary Mapa's property near the Park.*

Work to block off the property seems to have stopped. This item will be removed from the agenda unless and until something changes.

*E. Discussion and possible action regarding the AT&T cell site lease.*

Roger Baldwin presented a reply, based on the recommendations from the Association's attorney, to the lease terms offered by AT&T. Chuck Grooms moved to approve the reply. Roger seconded the motion, which passed unanimously.

**7. New Business.**

*A. Goals & Responsibilities of the Floriston Water Company.*

The Board began a discussion regarding the possibility of breaking the current "Service Fee" into a "Water Fee", "Sewer Fee", "Road Maintenance Fee", and "HOA Admin Fee".

*B. Open Reserve Account.*

Rick Gardner brought a signature card from Mutual of Omaha Bank so the Association can open a Reserve Account that makes more interest than we could get at Wells Fargo, where we currently bank. Mr. Gardner also asked for approval to move the operating checking account to Mutual of Omaha. Debbie Grooms moved to approve. Roger Baldwin seconded the motion, which passed unanimously.

*C. Discussion and possible action regarding violation of the red flag restrictions.*

Debbie Grooms moved to send a courtesy letter to the offending person or persons. Roger Baldwin seconded the motion, which passed unanimously.

**8. Adjournment.**

The meeting was adjourned at 8:18 PM. Next Board meeting is scheduled for October 9, 2014 at 7:00 PM (Subsequently changed to October 16, 2014 at 7 PM) in the Floriston Schoolhouse if the weather is not too cold.

An executive session was held immediately following the regular session at which the Board reviewed the delinquency report. No action was taken. Executive session was adjourned at 8:27 PM.

Respectfully submitted by Rick Gardner.

Approved by:

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Association Secretary

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Date