

FLORISTON PROPERTY OWNERS ASSOCIATION
P. O. BOX 11110
TRUCKEE, CA 96162
(530) 587-8647
Board of Directors Meeting
October 16, 2014
Minutes

1. Call to Order.

President Roger Baldwin called the meeting to order at 7:00 PM in the Floriston School House 22261 Juniper Street, Floriston, CA 96111.

2. Introductions and quorum determination.

President Roger Baldwin, Treasurer Debbie Grooms, Commissioner of Water and Roads Chuck Grooms were present. Secretary Amy Edgett was absent. A quorum was established. Manager Rick Gardner was also present.

3. Approval of Minutes.

Debbie Grooms moved to approve the minutes of the Board meeting held on September 17, 2014. Roger Baldwin seconded the motion, which passed unanimously.

4. Members' Forum.

David Davis and Chuck Grooms discussed a recent offer received from the Truckee Donner Public Utility District to give Floriston a small water tank. Paul Rose is working on the logistics of placing the tank near the current water tank. Floriston will also need the approval of the land owner upon which the tank will be placed.

Roger Baldwin discussed the fact that Jess Bailey recently placed a sign at the intersection of Willow and Floriston Drive declaring Willow to be a private road and attempting to limit access to that road. Considering that Willow serves more parcels than just Mr. Bailey's parcels, the Board does not think Mr. Bailey's actions are legal because Roger Baldwin received advice from Nevada County that permits are required to restrict access to any road, including private roads.

5. Reports.

A. Financial report.

Rick Gardner summarized the financial report. Debbie Grooms moved to accept the report. Roger Baldwin 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. 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 on Tuesday October 14, 2014, the Nevada County Sheriff delivered a third letter to the owner that installed the sewer hookup without prior written approval. The owner sent in a letter regarding the issue but the letter did not say that the illegal sewer connection would be removed. Roger Baldwin will contact the County and Chuck Grooms will contact the Lahonton Water Quality Control Board regarding the issue.

B. Review Grant Progress.

Catherine Hansford has resubmitted the first claim with the required details from the vendors. Not further information is available at this time.

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

Management presented a parcel map from 1947, a deed from 1968 (for a different parcel) and several other exhibits. While not conclusive, the Board feels that easements do exist for any and all roads, water lines, sewer lines and or electric lines that serve town parcels and which transverse any other parcels in the town.

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

Roger Baldwin negotiated a better monthly rent, better escalation verbiage and a longer term for the cell site lease. AT&T will modify the lease with the new terms and send it to Management for the Board's approval and signature.

E. Goals & Responsibilities of the Floriston Water Company.

The Board continued their discussion regarding the possibility of breaking the current "Service Fee" into a "Water Fee", "Sewer Fee", "Road Maintenance Fee", and "HOA Admin Fee" and whether or not the Bylaws would need to be modified. Management opined that the Bylaws already allow for the separate fees.

7. New Business.

A. Appointment of David Davis to the Board of Directors..

The Board moved this item up in the meeting. Chuck Grooms moved to appoint David Davis to fill Tim Klempnauer's vacant Board position. Debbie Grooms seconded the motion, which passed unanimously.

B. Floriston Bylaws.

This was actually a duplicate item, the same as 6E so it was dropped.

C. Items for next agenda.

The Board will discuss the snow removal contract and the illegal sewer connection at the next meeting, which is scheduled for November 13, 2014 at 5 PM at 22231 Juniper Street, Floriston, CA. The December Board meeting was scheduled for December 18, 2014 at 7 PM at 22187 Tamarack Street, Floriston, CA.

8. Adjournment.

The meeting was adjourned at 8:40 PM.

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 8:50 PM.

Respectfully submitted by Rick Gardner.

Approved by:

Association Secretary

Date