

Floriston Property Owners Association
Meeting Minutes 09/08/2015

The meeting was called to order at approx. 7 p.m.

A quorum was established with all board members present. 12 town members were in attendance. Jerry Stinson requested that people wanting to talk use the podium.

Minutes from 08/11/2015 FPOA meeting were read by Tammy Anagnos and approved.

Treasure's report was given by Karen Seelhoff. Copies of Report and Balance Sheet were previously sent out to residents and copies were made available to all.

Roads Water & Sewer report was given by Chuck Grooms. Water & Sewer samples were taken but results were not available. Power meters were read & information forwarded for billing. The boil order remains in effect.

Karen Seelhoff received a bid from Sierra Nevada Construction for crack seal (\$5,860.) and type II slurry seal (\$24,990.) The bid for the skin patch needed prior to the slurry seal will be available next week.

OLD BUSINESS:

- 1) The AED- was purchased for the town for \$1,076.00, a cabinet still needs to be purchased...Karen Seelhoff will follow up.
- 2) Website Project- Jerry Stinson reported the Website project is still in the development stage.
- 3) County Road Repair-Karen Seelhoff reported the county was called to repair and clean out the drain near the hairpin. They said they would be out in the next couple of weeks.
- 4) Playground equipment - Dave Davis reported the Truckee Parks & Rec. will pay to upgrade our park. Jerry Stinson met with Sharon & Ed Dalbol to discuss moving present equipment off their property to decrease their liability. Several trees & brushes will need to be removed for the swing set & fence to be put in. Quotes will need to be submitted to Parks & Recs; in hopes they will pay for it.
- 5) Fire Protection Seminar- Jerry Stinson reported that 9 town members attended the FIRE PROTECTION SEMINAR. We all need to keep a 30' clearance around our homes free of fire fuel and especially keep gutters & roof tops free of leaves & pine needles. The Fire Department representative stated we have a 15 minute response time from Hirshdale or Verdi Fire Departments.
- 6) Water System Meeting September 1st. Karen Seelhoff gave a report on the meeting with various agencies that are funding our water project. Consensus from the agencies and our engineer was that funding a well is our best option and we should start soon our test well before Truckee River Operating Authority (TROA) enforces new regulations. Bill Quisnel & Dwight Smith will moving

forward with the test well. Again, there was a concern by all agencies that we may not have rights to our spring.

NEW BUSINESS:

1) Discuss Maintenance for the year- There were multiple requests to get 3 bids for the job of replacing the remaining 5 water laterals to homes .

One member stated there is no need for 3 bids as Dennis Jamason is a paid employee of the town, who's job it was to do town maintenance such as this. Dennis Jamason stated the cost of the of 5 laterals for no more than \$6,000.00. Chuck Grooms to get 3 bids for the job. A motion was made to fund the replacement of 5 laterals in the fall. It was seconded and passed.

2) Address a Time Table for Road Repairs- Road repairs need to be staged in 3 years:

- 1) Replace water laterals to homeowners.
- 2) Complete skin patches & let settle for 1 year.
- 3) Rubber crack seal & seal slurry need to be done in same year.

A motion was made to allocate \$1,000 for yearly road repair of patching with cold mix. Dennis Jamason is to do the repairs. The motion was seconded and passed.

MEMBERS FORUM:

A question was raised about the status of a snow plowing contract. Dennis Jamason & Jess Bailey have bid on the contract & we have no other bids.

A town member stated that giving a town member business without a bid creates problems for the town. Chuck Grooms stated he has had trouble in the past getting bids for the town snow plowing contract. Karen Seelhoff to try to get more bids. Chuck Grooms requested that the snow plowing contract be put on the agenda for the next meeting.

A member questioned why a Request For Quotation (Bid) was not done for the project to create a map of our sewer system.

Dennis Jamason was selected to complete the documentation of pipe locations, dates of installation for each portion, and materials used because of his extensive knowledge of the system. The board felt that there wasn't a person outside the community that has sufficient knowledge to complete the project. As a paid town maintenance employee, 3 bids would not be required as this is an extension of his scope of work.

The member also asked if a CAD drawing would then be produced. The board had felt that a plot map, like the one created for the water lines, was sufficient at this time; instead of spending additional funds to document by CAD.

The member stated that changing the website from .org to .com would cost \$2,000.00. Jerry Stinson stated that the domain Floristonca.com is available for \$100.00.

A member expressed concerns about not having manager presently. It was stated that the present board has:

- Lack of accountability
- Lack of knowledge of State & Federal laws
- Lack of credentials & licensing for accounts
- Town is being run subjectively
- That there is no objective oversight
- No immediate replacement in case of death
- Records are not being stored in an objective place.
- The town should be represented by professional people.

The member requested that the cost of a manager be researched.

One member felt that there was \$600.00 budgeted previously for a manager and the question to the town should be if the town is willing to up rates to fund the reserve account.

Jerry Stinson made a motion to have the town vote on the manager issue. It was seconded and approved.

There is a potential for reimbursed from the loan/grant that could go for funding either the reserve study and/or for a manager.

One member stated this board's minutes are subjective and should be shorter & more business like.

One member felt a reserve fund was also very important in his professional opinion, but a town manager was needed for transparency.

One member stated he was so disappointed that there is no longer a manager that he plans to open a escrow account to deposit his fees instead of paying them to the association until the town is professionally managed.

THE NEXT TOWN MEETING WILL BE OCTOBER 13TH AT 6 P.M.

The meeting was adjourned.