



Sheppard, Marian

From: william glaunsinger [wglaunsinger@yahoo.com]
Sent: Wednesday, September 15, 2010 2:04 PM
To: Sheppard, Marian
Subject: Re: Gila County Water Franchise Application
Attachments: min. annual meeting 04.doc

Dear Marian,

Since I have decided to not resign until the end of the week, please find below my last responses as President of the Association. I have the answers to your questions embedded in your email below.

Thank you very much for all your help during this difficult process.

Sincerely,

Bill

From: "Sheppard, Marian" <msheppa@co.gila.az.us>
To: william glaunsinger <wglaunsinger@yahoo.com>
Cc: "Chambers, Bryan" <bchamber@co.gila.az.us>
Sent: Tue, September 14, 2010 9:50:21 AM
Subject: RE: Gila County Water Franchise Application

Dear Mr. Glaunsinger,

Thank you for the August 5, 2004, Association Board meeting minutes. Are these the minutes of the Bonita Creek Land and Homeowner's Association because the minutes don't have a heading? **Yes. I need the meeting minutes where the August 5, 2004, minutes were officially approved by the Board. They are attached.**

I am confused as to the reason you sent me the September 3, 2005, minutes because nothing in those minutes references the official approval of the August 5, 2004, minutes. **The Sept. 3, 2005 minutes were sent because they indicated that the membership voted to approve the name change.** Also, at the August 5, 2004, meeting, when you state that the Board approved changing the name to the Bonita Creek Property and Preservation Association, why does the September 3, 2005, meeting minutes have the heading Bonita Creek Land & Homeowners Annual Meeting? **I can't remember how this happened. It could have been a typographical error that was not corrected or it could have been that the former name was displayed until after the membership vote.** Also, if the Board voted to change the Association name at the August 5, 2004, meeting, what is the reason it was brought up again at the September 3, 2005, meeting? **A member of the Association asked that this be added to the agenda and voted on at the annual meeting. This was done.** That issue is listed under new business for that meeting. Who made the motion, who seconded the motion and were there any Board members opposed? **The records do not answer the questions of who made and seconded the motions. However, my recollection is that there were no board members who were opposed.**

Please give me the Board members' names and titles for the Bonita Creek Land and Homeowner's Association and the Bonita Creek Property and Preservation Association. Since the Bonita Creek Property and Preservation Association is simply the new name of the same corporation, the board members are the same. See previous communication dated Sept. 13, 2010 regarding current board positions. I also need to know the titles of the Board members who attended the August 5, 2004, meeting

The board members for the August 5th 2004 Board meeting at which the Board approved the name change were:

President: Bill Glaunsinger
Vice President: Bob Johnson
Communications Director: Dave Kelley
Treasurer: Linda Soto

and the names and titles of the Board members present at the September 3, 2005, meeting.

President: Bill Glaunsinger:
Secretary: Carol Allen
Treasurer: Linda Soto
Water Director: Harry Viezens
Roads Director: Fred Washburn
Communications Director: Dave Kelley
Environmental Director: Marcia Viezens

Regards,
Marian Sheppard

P.S. Bryan – I will also forward Mr. Glaunsinger's initial email which has the attachments.

From: william glaunsinger [mailto:wglaunsinger@yahoo.com]
Sent: Monday, September 13, 2010 12:30 PM
To: Sheppard, Marian
Subject: Re: Gila County Water Franchise Application

Dear Marion,

I apologize for the delay in my response but for the last 10 days I was taking care of my mother-in-law who was the victim of a violent attack.

Attached you will find a copy of the minutes of meeting in which the Board of Directors' voted to change the name of the Association. These minutes were approved at the Sept. 4th, 2004 annual meeting. I have also attached the minutes from the Sept. 3rd 2005 annual meeting when the membership approved the name change. These minutes were approved Dec. 4th 2005.

The board members for the August 5th 2004 Board meeting (Bonita Creek Home and Land Owners Association) at which the Board approved the name change were:

President: Bill Glaunsinger
Vice President: Bob Johnson
Secretary: Lita Washburn
Treasurer: Linda Soto
Water Director: Fred Washburn
Environmental Director: Marcia Viezens
Communications Director: Dave Kelley

The Board members for the Sept. 3th 2005 annual meeting at which the membership approved the name change were:

President: Bill Glaunsinger:
Secretary: Carol Allen
Treasurer: Linda Soto
Water Director: Harry Viezens (filled vacant position after Mark Van Drunen stepped down)
Roads Director: Fred Washburn

9-15-10
2:04 pm email Attachment
"A"

**MINUTES OF THE BONITA CREEK PROPERTY AND PRESERVATION
ASSOCIATION ANNUAL MEETING**

September 4, 2004

Fred and Lita Washburn's Home on Myrtle Point Trail

All Board Members were present. Approximately 26 people were in attendance. Bill Glaunsinger, President of the Association, called the meeting to order.

Bill Glaunsinger opened with an introduction of the Board of Directors and a statement of the primary goals of the Association which are to preserve the unique environment of Bonita Creek and to enhance the value of Bonita Creek properties.

Minutes of the June 13, 2004 and August 5, 2004 BOD meetings, were approved.

DIRECTORS REPORTS:

Communications Director - Dave Kelley stated that there will be several improvements to the Bonita Creek Website. There will be a new drop-down menu, new banners and the webcam will now have instant relay. He will present a slide show of Bonita Creek and a brief view of the new website banners at the end of the meeting.

Environmental Director - Marcia Viezens talked about the importance of keeping your property clear of rubbish and dead wood to reduce the fire hazard. She also explained the Pearly Pit is available for drop off of shrub debris. For further information on how to get the key, etc., you may call Marcia. The Chase Pit is also available and is located on the control road towards Washington Park. If the forest has fire restrictions in place, those restrictions also apply to landowners. For example, no open fires, no chain saw activity, and no charcoal barbecues apply to all landowners when fire restrictions are posted. Marcia was instrumental in getting the two burned out cars that were on Mountain View Road removed.

Water Director - Fred Washburn reported that many roads have had additional granite or buckhead added this year. A culvert is needed at the end of Myrtle Point and this will take more roadwork before it can be installed.

Water Director. Fred Washburn presented a report from John Goulette outlining 12 maintenance items that the Bonita Water Company should consider in order to have the Company running more effectively.

Treasurer's Report - Linda Soto summarized the funds in the budget. The Water Company budget is now finally in the black, with a projected year-end balance of \$2,500.00. These funds can now be used for much needed maintenance. The Association's savings account has a balance of \$25,930.00

OLD BUSINESS

The truck that Byron Arnold had donated has been sold for \$1,500.00. These funds will be added to the Association budget and are to be used for fire protection at Bonita Creek. The new Bonita Creek entrance sign was shown to the meeting attendees. Marcia and Harry Viezens purchased the juniper slab, and Bill and Lorna Glaunsinger designed and constructed the sign. It looks wonderful !

NEW BUSINESS -Bill Glaunsinger gave a brief history of the water rights issues. The most promising near-term solution(1-3 years) is to purchase water rights from SRP if SRP succeeds in purchasing the Blue Ridge Reservoir from Phelps Dodge. Otherwise, it could take decades for the water rights issue to be resolved in court.

Lorna Glaunsinger spoke about the importance clearing property for fire prevention. The Association paid for a chipper to remove and chip brush that had been cleared by home and landowners this past spring. The chippings are available for anyone who wishes to use them as mulch to reduce outside watering needs of plants and trees. The association plans a similar brush clearing effort for the spring of 2005 and will attempt to make available a chipper or other services to remove the brush. Work on the 431 road clearing effort will continue in late winter 2005.

Marsha Viezens researched the possibility of joining the Whispering Pines Fire and Emergency Services, and further research will be done in this regard to see if the costs are reasonable for home and landowners.

Bill Glaunsinger talked about the possibility of purchasing a water dog (this is a trailer with pumps) primarily for fire protection. New water dogs are around \$6000.00, but used ones can be less than half this cost. It was decided to investigate this further.

Linda Soto explained the new 911 addressing and the new street names. A map was handed out with these new names, and the map will also be available on the web-site.

Bill Glaunsinger addressed the ATV situation of frequent and noisy ATV traffic on holidays and summer weekends on roads within the subdivision. One potentially helpful suggestion was made to develop road riding opportunities close to the community for under age ATV riders) where the driving is safer and legal for everyone. Bill explained that another suggestion had been previously made to post speed signs and riding hours. Upon further investigation with the Sheriff's office, it was learned that, because the roads within the subdivision are county maintained, riding hours for unlicensed or underage ATV riders is illegal at any time.

Bill emphasized that we need volunteers for several important projects at Bonita Creek : 1) explore and provide a map of legal-use ATV trails and roads close to the subdivision 2) maintenance of the Bonita Creek hiking trail, 3) clearing the 431 entrance road, 4) installing

the new entrance sign, and 5) the Bonita Creek Memorial project. Sign-up sheets were available at the end of the meeting and more information will be available on our website.

Bill Glaunsinger presented six BOD members with special two-year Service Awards: Lita Washburn, Linda Soto, Marcia Viezens, Fred Washburn, Bob Johnson, and Dave Kelly. Linda Kelly was honored with a Service Award for her contributions to communications and Water Company billings.

Three new members were elected to the BOD: Carol Allen (Secretary), Mark VanDrunen (Water Director), and Harry Viezens (Vice President) to replace outgoing members in these positions.

Adjournment. The meeting was adjourned and a delicious potluck dinner followed.