

Edelweiss Maintenance Commission
Report from the General Manager
January 2016

Recurring Items

- Water samples taken in January from the Campground and Cassal systems were free from contamination.
- Responded to a variety of emails, and phone calls.
- Monitored booster pumps on weekends.
- Ordered and monitored snowplowing operations – (Palm is doing an excellent job.)

Other Items

- Oversaw the mailing out of all the owner invoices for 2016.
- Wrote and emailed the winter newsletter. Mailed the newsletter to folks without emails.
- Began receiving and recording owner's checks – delivering them to Bradshaw for deposit. To date, we are back in the black, having received almost \$93,600 in dues and fees, and an additional \$27,400 into our pool fund. Our pool fund has received over \$150,000 to date.
- We learned from Bart Bradshaw that all HOAs are required to pay a tax (0.05029) on the gross proceeds obtained from owner water fees. Unfortunately, the cost of supplying the water (pumps, electricity, labor, general repairs) cannot be deducted from the proceeds. However all upgrade costs to the water system can be used as deductions. In addition, there a tax on water hook-ups (0.015).
The Department of Revenue will only hold us responsible for this coming year plus the past 4 years. I have developed a spread sheet showing the proceeds from water “sales” vs the upgrade costs and the proceeds from water system hookups for the past 4 years. I have estimated our tax liability for that time period at \$3,248.00. According to Bradshaw, if we ‘raise our hand’ and offer to pay the tax, we will not be liable for major penalties – only a \$24.00 late fee. But, now that we know about the tax, if we ignore it, we become criminally negligent. Not good!

Hours logged – 75
Dick Volckmann

Operations Manager Report
January, 2016

It has been a very uneventful month. A lot less sanding than usual because of the soft conditions. All the snowfall combined with the warm daytime temps has caused a lot of snow to slide off roofs. This caused a tremendous buildup behind the telemetry mast on the Cassal Booster house. The weight caused the guy wire to snap which in turn almost ripped the lid off a junction box inside. I shoveled the snow and ice off the roof and there doesn't seem to be any outside damage as long as I keep it shoveled. Full repairs will have to wait for dry weather. Inside damage looks minimal.
Hours: 60.25