

Edelweiss Maintenance Commission
General Manager's Report
January 2017

Recurring Items

- Water samples taken January 3rd from the Campground and Cassal systems were free from total coliform contamination.
- As always collected and approved vendor invoices.

Financial Data

- To date I have processed \$142,400 in owner's checks. Of that number \$27,040 is designated for the pool account.
- We have not had any response from the two owners who have had liens placed on their properties. They will continue to be assessed late fees and interest each month. One other property owner is about to have a lien placed on the property involved.

Activities

-Since the Washington State Department of Revenue was informed that we (unknowingly) had not paid the special tax on water distribution, Edelweiss was required to list the amounts that we received in water distribution fees going back to 2012. Normal operating and repair expenses are not deductible from the amount received for water distribution. The only allowable deductions are those of major water system upgrades. I have assembled spread sheets of the amounts received and applied to those amount the totals of water system upgrades for each year 2012-2016. We will have to pay 0.05029 in tax on the non-deductible amounts.

-Since the WSDR realized that we had not paid the required water taxes they have been on the prowl for other taxes that may have not been paid. They are going back to 2012 and have requested to see all of our written checks to be sure that sales taxes have been paid. Paid to such firms as Palm Excavating, Ace Hardware, Cascade Concrete, etc. They are particularly interested in Craig's and my reimbursement requests, inasmuch as we often order items from out of state. As sales tax was not charged on some of the items, I have spent hours going through each and every reimbursement request going back to 2012, making lists the items that were not taxed, and also to proving that other items were indeed taxed. This has necessitated assembling all the receipts for the past 5 years! The state has sent an auditor to go over all the records and is at Bradshaw's office today (Groundhog Day!). We will be liable for 'use' tax on all items that were not taxed.

-In addition to the paperwork for the state, I have been in constant contact with the folks whose water lines have frozen. The water line connection at #5 Bitterbrush had to be cleared by Jerry Palm's steam machine after he was able to get the machine back from the rancher who was using it to thaw out his ranch lines. Then the machine was used to attempt to free up the line at #2 Trillium Road, however it was found that the main water line is frozen. See Craig's description of our thoughts on freeing the line. Finally, after several attempts to diagnose the problem with freezing of the water line from the campground well, it has been determined that the line is frozen partway up Sunflower Lane, thus the well pump can't force water up to the reservoir. The connections on Sunflower Lane can still receive water from the reservoir, however, as of today, there was approximately 1400 gallons of water left in the reservoir. There is one full-time resident on Sunflower and one part-timer who is not here at the moment. Everyone has been informed of the situation, including our willingness to carry water in 5-gallon jugs to whomever needs it.

Hours in January – 77

Dick Volckmann

Operations Manager Report
January, 2017

There have been several houses with frozen pipes this month due to low snowfall and extended single digit weather. I will usually meet with the homeowner to give advice even if it is not Edelweiss's responsibility.

We had one house on Bitterbrush that had a frozen line on our side of the meter vault and therefore our responsibility. This was cleared with Palm's steam generator.

We had two houses on Trillium that froze and it appears that the 2 ½" main is frozen. Our plan is to thaw the road up at the corner and cap the line to upper Trillium and use the steam generator to clear the ice down to Highland. Then we can decide what to do next.

The sewer pressure line from the East Fawn lift station froze. The station is being pumped manually by Jim Wright. A house backed up on Highland Meadows and Wright is pumping his tank also. I suspect that when we put in the new culvert we effectively removed

about 4 feet of dirt cover. All of this is a county problem, not Edelweiss. The county public works and I will be talking this spring about solutions.

It appears that the line up Sunflower lane has frozen. We have shut the Campground well and Sod hut. The one part time resident on Sunflower has a week or so worth of water left in the tank and then she will go back to Colorado.

The telemetry at the Cassal Booster failed due to corrosion so we are having a new radio system installed. In the meantime, the pumps are being operated manually and the tanks hand dipped. More on this new telemetry system next month.

Here is our water usage for 2016:

Cassal booster: 15,849,800 gal/yr

Campground Well: 262,760 gal/yr

Craig Hook