

Edelweiss Maintenance Commission  
Management Reports  
April-May 2014

Report from the General Manager

Recurring Items

- Water samples taken on April 7th and May 5th. All free from contamination.
- As always, Processed and categorized invoices, scanned and emailed to Jim McDonald for final approval. Took originals to Bradshaw for payment.
- Answered many varied emails, and phone calls.

Other Items

- Sent out overdue notices to several property owners.
- Headed the ACC to review two new homes - one on Trillium (Steven O'Neil) and one on Highland Meadows Road, (Chris Johns). Approved John's home and conditionally approved O'Neil's home pending description of type of siding and extension of overhangs to 18".
- Removed (chain-sawed) a large tree which had fallen across and was blocking E Fawn Creek Road.
- Prepared for and attended Board of Directors meeting on April 29th.
- Wrote, emailed and mailed (to those without email) the spring newsletter.
- Sent mass email to property owners concerning the proposed prospecting for copper by drilling test holes on Flagg Mountain.
- Sprayed herbicide on the lower Meadow, the upper meadow, the campground, and along all the roadsides.
- Met with the LRPC at the home of Don Fitzpatrick to discuss options for a new swimming pool.
- Spent the better part of the day with Tom Erickson of Ferguson Water Works, learning how to program and record readings from the iPerl water meters.
- Purchased over \$31,000 worth of water meters, transmitters and hardware/software for reading the meters.
- Sent out individual letters to the home owners who will be receiving new meters this summer. Broke down the letters into three main groups. 1- those needing a meter only. 2- those needing a meter and a setter, and 3- those needing a new vault plus meter.
- Calculated the final snowplowing amount to homeowners (\$156.50). Relayed that amount to Debra at Bradshaw, who printed out invoices which I have mailed out.
- Prepared agenda for Edelweiss Annual Meeting.
- Assembled and distributed bios for prospective Board members
- Prepared Manager's Report for the Annual Meeting.
- Assisted Carol in setting up charcoal grills and supplies for grilling brats at the Annual Meeting  
*(Hardly anyone thanked Carol for all her work in preparing and serving the brats!)*
- Met with Brad and Heather Sturgill on River Road to discuss their thoughts on building a cabin and the possible re-routing of the Edelweiss trail around their proposed building site. I suggested they consolidate their plans and present them to the Board.
- Repaired numerous breaks (mostly caused by snow-creep) along the stretch of the National Forest from Heather Road to the cattle guard at the end of West Fawn Creek Road. In the process, chain-sawed three different trees which had fallen across and broken down the fence.
- Fielded complaints from some neighbors about noisy and disrespectful teen-agers having a weekend party at one of the part time homes, and driving dangerously through the community. The homeowner was contacted, and has given assurances that it will not happen again.

Hours logged - April/May - 207  
Dick Volckmann

## Operations Manager Report

April & May, 2014

Switched to the main reservoir and refilled the underground tanks with a touch of bleach to retard bacterial growth.

Remove sander and plow from white truck and attach plow to black truck. Washed out the sanders and lubed.

Finished rescrewing the metal roof on the sand shed. It had been damaged in a windstorm because too short of screws had been used in construction.

Flushed out two culverts on East Fawn while flushing the mains on Mustard Mtn and Highland Meadow roads. Flushed the culvert at the beginning of Homestead.

Pool cleanup is progressing. Water is on and bathrooms functioning. A fist sized chunk of concrete fell out of the deck and into the pool and some plaster is delaminating on the steps. I applied epoxy to the cracked plaster for one more year. The filter pump is running and I am waiting for a pressure switch to be delivered for the heater.

The dry spring has been easy on our roads for potholes and washboard. Replaced one broken signpost and a couple of valve markers.

We took delivery of meter vaults, setters, resetters, prv's, "wye" strainers and assorted other goodies. The prv assembly is built and leak tested. Pipe supports are being made.

Palm has started work on some vault replacements. McHugh will probably start in June. No word from Hasse or B&B. The meters and transceivers arrived, finally, on the 22nd. They were two months behind original delivery promise.

The board had requested 3 bids on the prv and 3 estimates on the meter vault installations. The bids and estimates were the same (as expected) but the delay caused us to be bumped from the contractor's spring schedule.

The White truck got a complete brake job including a new emergency brake cable.

The day after the annual meeting I am taking a full load of scrap metal into town for the annual metal drive.

Hours Logged - April/May - 231  
Craig Hook