

Edelweiss Maintenance Commission
Report from the General Manager
December 2014

Recurring Items

- Water samples taken in December from the Campground and Cassal systems were free from contamination.
- As always, processed and categorized invoices, scanned and emailed to Jim McDonald for final approval. Took originals to Bradshaw for payment.
- Processed owners checks and delivered to Bradshaw for deposit
- Answered many varied emails, and phone calls.
- Monitored booster pumps and serviced pool on weekends

Other Items

- Prepared manager's report for the Board meeting on December 8, 2014.
- Prepared a proposed set of road-use suggestions for the Board to discuss.
- Prepared a letter to all Edelweiss property owners explaining the need for a new pool and calling for a vote to approve or disapprove it, based partly on the cost to each individual property owner.
- Re-wrote the 'road letter' and the 'pool letter', utilizing Board suggestions and edits.
- Emailed the pool ballot to all property owners except those without email addresses on file. They were sent ballots in the mail.
- Wrote the Winter 2015 Newsletter, incorporating the road-use suggestions and the pool ballot explanation.
- Worked with Debra and Paula at Bradshaw CPA to update owner's records and to provide them with the new charges for owner invoices.
- With Carol's assistance, assembled and mailed 327 owner invoices. Included the newsletter in each envelope.
- Tried to install the new (mandatory) version of QuickBooks in my laptop. Turned out my computer was not suitable for the installation. Inasmuch as it was becoming very hard to start, and incredibly slow, I ordered a new Dell 1500 Inspiron from Costco.
(In January I was able to install QuickBooks on the new computer, and enlisted the services of Floyd Co. in Twisp to transfer my Office 2003 files to Office 2013. About time!)
- Received the water analyses of SO3 and SO4 (the Cassal wells) and emailed them to the Office of Drinking Water. After lengthy explanation to one of the (new) employees, I got to the correct person in charge. He informed me that because the analyses of the two wells are nearly identical, **we can now consider the Cassal wells as one 'well field' – SO5**, with only one analysis necessary whenever such analyses are called for.
- Started cataloguing responses to the pool ballots. Have received many by email and many by USPS.

Dick Volckmann
Hours logged – 88
Total Hours for 2014 - 1055

Operations Manager Report

December 2014

During the big snow dump in the last week of November, a support bracket for the front differential of the white truck broke off and the resulting torque cracked open the case. Quality Lube in Twisp said that it is common in plow trucks because of the abuse of the job. Since it was in the shop the front lifters were also replaced as well to keep the plow from dragging. Final cost was about \$3500.

The upper Highland main needed to be shut down for a short time to facilitate plumbing repairs. The meter vault is due to be replaced in 2016 and this was a good reason why. It's not easy to find and dig up two valves hidden under frozen snow berms.

A water service line blew apart on Bitterbrush one rainy Sunday afternoon. The next day the contractor who had originally installed the vault was out here to dig it up and make repairs. It was determined that the 1" line was cut too short and a stiffener had not been installed. A leak started that undermined the vault and the connection blew apart. The contractor will absorb the cost and will be out in April to tidy up. We lost an estimated 45000 gallons.

In addition to the usual boxes and bags of glass in recycling a steel car bumper was left for us to dispose of.

Hours: 84

Total hours for 2014: 1207.25