

Edelweiss General Member Annual Meeting

May 26, 2012

Date: May 26, 2012

Present: Approximately 65 adults. 56 lots voted.

Staff Present: Craig Hook and Dick Volckmann

Guest: Meg Trebon, Assistant Fire Management Officer for Fuels, Methow Valley Ranger District, U. S. Forest Service.

Chair: John Kirner

Minutes Recorder: Don Fitzpatrick, Jr.

The meeting was opened by John Kirner at 1:00 PM. Dick Volckmann verified that we had a quorum by a hand count.

Meg Trebon was introduced to the meeting. Meg said she spent her first season living in Edelweiss. She said she has been impressed with the efforts in Edelweiss made for safety and protection of homes, and the efforts to prevent forest fires since then.

She explained the types of fires that are experienced in the area and the Forest Service planning for future fires and the prevention of fires. She explained the impact of controlled “prescribed” burns, why they have them, and what they do to protect us when they have them. They require planning and permitting.

The best efforts home owners can make to prevent fire and protect their homes if there is a fire is to work towards eliminating surface fuels and understory, or ladder, fuels. Understory includes low branches to 15 feet, small trees (up to as large as 9 inches in diameter), and anything that will allow fire to climb up into the trees. Eliminate bitterbrush because it burns hot and creates lots of sparks. This effort will also allow the other trees to grow better and create a healthier forest.

She invited us to phone her at 509-996-4000, if we have any concerns.

1. Minutes of the Last Meeting		Action
Reading of the minutes was dispensed with because they had been posted on the web site. However, John pointed out that Secretary Don Fitzpatrick had a copy available for anyone who desired to read it. Minutes were accepted as posted.		
2. Treasurer’s Report		
Coventry Jankowski gave an excellent report. She explained how the payments to vendors are approved and paid. They are received and approved by Dick Volckmann, reviewed by herself, and paid by our accountant, Mr. Bradshaw. They are reviewed again by Coventry after they are paid and recorded.		
Our water reserves increased from about \$13,000 to \$45,192.39 this last year. This was accomplished by the Board setting aside 40% of all water fees to Reserves for Water. (Previously we had set aside 15%.) In addition the Board voted to put any leftover funds at the end of the year into water reserves. This amounted to approximately \$16,694.64.		
The Board also set up a Road Fund, which is for large or unusual road expenses (rather		

than normal repairs and maintenance). This money comes from the fees charged when homes are built. The Road Fund has \$9003.56 in it at this time.

Our Sewer Fund (for maintaining or building the common drain fields that are required for 80 lots) is now at \$200,915.69.

Coventry said our checking account balance is a healthy \$95,305.73.

She explained the Board's decision to use the Social Security COL (Cost of Living) figures as a guide to determine any dues increase for budgeting because the Consumer Price Index is not available; but, in January, when the CPI (Consumer Price Index) is available we will use that for any increase actually billed. (The By-Laws call for use of the CPI in determining the maximum rate of increase.)

She said we finished our year end with not one homeowner in arrears! That is very good, showing pride and responsibility among the members of our community. She said it presented an opportune time to discuss our collections policy, late fees and, interest charged, and opportunities to request delays due to hardships by approaching the Board.

Coventry then reminded everyone that the Profit and Loss Statements and quarterly Balance Sheets, and Budgets are shown on the Edelweiss web site. She did not think we needed an audit of our books.

3. General Manager's Report

Dick said we received snowplowing bids and were very happy with Palm because they added a new snow-blower that they kept on site all winter. We will use Palm again this year.

Lignum application is planned for after the 4th of July. If we apply earlier we risk loss of the effect due to rains.

We had some water problems this year due to telemetry and a major leak on Highland Road. Both have been solved.

The cow incursions have been reduced due to work by Craig and Dick on the fence lines. We have had very few bear problems. By changing our insurance companies we saved a little over \$500.

The pool needs to be re-plastered. We have received one estimate of \$18,000. A new pool would cost \$75,000 to \$100,000. Most people indicated they would pay more each year for pool improvements.

Dick will attempt to send out a quarterly newsletter, by email. This will include a report of management activities. If anyone does not have email and wants this report, they should advise Dick that they need it by regular mail. Then we will provide it to them in regular mail. Otherwise, these reports and newsletters will all go by email.

4. President's Report

John Kirner said we will vote today on the issue of whether we need an audit or not. Someone has suggested that we gave incorrect notice of this vote. If our research indicates we have erred, we will arrange a mail vote or whatever is required.

He then discussed issues the Board has been active on.

WATER: The first was the issue of water. On water, we have built up reserves, are working on a plan for future needs (conservation reporting, metering, low pressure issues etc.), and will likely be proposing future increases to cover our water system, but the Board is not prepared to propose any increases yet because we do not have all the facts.

SEWER: John discussed the current moratorium on new hook ups and our plans to address any needed increases in drain fields or other infrastructure. Currently we are measuring our flows into the drain fields this week because it is a high use week. We think we have adequate reserves to cover increasing the septic system for ultimate build out, but we will report more as we know more.

ROADS: Lignum will be applied when the risk of heavy rains is low. This is anticipated to be about July 4th weekend. Cost is about \$8000 plus grading and other costs. In a straw vote, about 2/3 of the attending members indicated they wanted more applications of lignum.

SNOW REMOVAL: Snow removal went very smoothly this year. We will each get a bill for \$159.00 for the final charge, which is less than last year. Ongoing maintenance on the roads continues as usual.

COMMUNICATIONS: Does the Board provide enough communications? The group indicated that they were pleased.

5. New Business

The voting was done with 56 members voting. The audit was 41 against and 15 for. The directors elected were Alan Fahnestock, Chris Skagen, and Will Fohrell. There was a tie between Chris Skagen and Steve Edgar, which was settled with a coin toss, giving the election for that seat to Chris Skagen.

6. Misc. Including Next Meeting Date

The next meeting is scheduled for May 25, 2013.