

Edelweiss General Member Meeting

May 25, 2013

Date: May 25, 2013

Present: Approximately 60 adults. 51 lots voted.

Staff Present: Craig Hook and Dick Volckmann

Guest: 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. The meeting was closed at 2:05 PM.

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. President's Report	
<p>John Kirner introduced the three candidates selected for the three seats that will be vacant on the board. The three terms that are up are John Kirner, Larry Halford, and Leonard Yerkes. John Kirner, Larry Halford, and Jim McDonald are proposed for these vacancies. John Kirner encouraged anyone to nominate additional candidates if they knew of anyone who would be willing to serve.</p> <p>John explained our requirement to vote for or against an audit, which would cost approximately \$5000 or more.</p> <p>Ballots were given to all lot owners in attendance (or represented by proxy).</p> <p>John then reported on the significant issues that the Board addressed this past year, which primarily included infrastructure issues.</p> <p>He reported on the common area septic system moratorium by the State preventing further hook ups. This problem was solved and the system will be enlarged by the end of summer.</p> <p>He reported on the water system and said that Will Fohrell will report more on it.</p> <p>And he reported on our road system repairs, maintenance, and improvements.</p>	
3. 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. Other things done by the treasurer include review of the Quick Book accounts kept by our accountant (who is a CPA); monitoring of bank accounts; transfers to and from savings as required; budget work;	

and regular PL and Balance sheet preparation.

She said that we have made changes in the names of some accounts for clarity. She and manager, Dick Volckmann have met with Bradshaw and Associates to correct errors in allocations of expenses and income to the proper accounts, and to discuss ways to become more efficient.

At this time we have eleven property owners who are in arrears, amounting to \$4341.00.

She gave current figures of several accounts and pointed out that current P&L, and Balance Sheets are posted on our website so anyone can look at them. Overall, she said the Homeowner's Association is healthy, but continues to face challenges for our water system.

3. General Manager's Report

Dick Volckmann reported that we have 304 lots in Edelweiss. There are 174 homes. 50 are full time residents and 124 are part time. Three new homes are being built this summer.

The water system is now nearing 50 years old. Craig Hook's on-site regular maintenance has done a good job of keeping it working. We had our water tanks cleaned in October, which prevents any contamination from build ups on the walls. Our water is very pure with no problems indicated by our required periodic testing. We do not chlorinate.

Management spent significant time the past year preparing for an engineering analysis by getting accurate elevation measurements and measuring the size and length of all the pipes. (We have about 8 miles of pipes.)

In addition, he has sprayed for weeds; mended fence between Edelweiss and the Forest Service properties to prevent cow intrusions; and planned for grading and application of lignum to prevent dust. This will be done following the 4th of July. By waiting until after the heavy traffic of the 4th of July, and the consistent dry weather, our application will last the balance of the summer. We only have enough budget to make one application. Those homeowners who want to apply lignum in areas which the association does not address should coordinate with Dick for the best costs.

Garbage continues to be a problem because tires, construction material, and other items that are not allowed are being put into our containers. We will be changing the combinations and may install cameras to prevent this costly practice. Everyone's cooperation was encouraged.

Our common area drainfield serves 79 home sites. 39 are hooked up. After the moratorium, we did significant measuring and analysis of our current use. That, and an agreement by Edelweiss, to increase the size of the lower meadow portion, allowed the moratorium to be lifted. We plan to have the increased capacity by the

end of the summer. (The upper meadow has lots of capacity.) We have the funds for the septic system upgrade.

4. Old Business

TRAILS

Jan Fohrell reported on Trail Maintenance and Improvement. She said the trails are designed to connect roads with walking paths and allow people to walk throughout the community. The trail system can be seen on the web site. She said no formal work is being done on new trails at this time, or old trails. However, she said that several people have been doing informal maintenance and this is much appreciated. She encouraged us to continue this effort.

WATER SYSTEM

Will Fohrell made comments on our water system. He pointed out the charts posted on the wall. Our goal is to continue to provide a supply of safe and reliable water at the proper pressures. Due to the age of our system and the growth of number of homes and usage, water will continue to be a challenge.

This year we went through a comprehensive selection process and chose Erlandson Engineers as our provider. They will be our provider for analysis and guidance on our water system now and in the future. They have done a computer model that is better than our previous one due to more accurate data provided by us and more sophisticated software. This model will help us address the high and low pressures we have experienced. It will also help us develop a plan so we can accomplish things as we can afford them and as we address other problems that we encounter.

This will cost money, but at this time it is unknown how much money, or how we will charge homeowners for the costs. Homeowners should expect increased water costs in the future. We currently have 180 hook ups and spend about \$15,000 per year on maintaining the system. To give an idea of the size and scope of our system, if we had to replace the entire system today, it would cost in excess of \$2,000,000.00! Our system is larger than the City of Winthrop.

CC&R's (Covenants, Conditions, and Regulations)

Coventry Jankowski reported on the research being done by the Board on updating our CC&R's. She has met with other associations, an attorney, and formed a committee to study the issue. (Anyone interested in working on this was invited to contact Coventry and become involved. 206-650-9609)

She said we have an antiquated set of CC&R's that is 45 years old and made using language that is no longer even suggested by the State.) We have problems because the original set gave no forethought to the future or growth or how changes could be made. Our motivation to bring the CC&R's up to date is to allow necessary changes to improve property values, correct issues, and stay modern.

The committee thinks we have three options: no change, attempt to change the rules through the current process, or do a quiet title action (which removes encumbrances on real property). The second option to change things through the current process has been determined to be impossible because it requires 80% of property owners to agree in writing, with their signatures notarized. If one person thinks the change is more onerous than the existing conditions the 80% changes to 100%. The cost of even pursuing this course would be large.

One property owner asked what we wanted to change. The answer is that we have nothing at this time that we want to change, except the ability to make changes. Coventry said the Board would keep members informed of our efforts as we go along.

WATER METER POLICY

A hand out was given out detailing the new water meter policy. John Kirner made comments on this policy. We, due to our size, are required by State law to be able to accurately report on our system losses of water each year. We can now report how much we pump, but we cannot report how much we use. To do that we will be required to put in meters and read them before 2017.

To accomplish this, the Board has decided that we will divide the work into a three year time frame encompassing 2014, 2015, and 2016. We will require that all meters be identical Sensus RadioRead meters. These will be installed at the owner's expense over the three years. Meters will be provided at cost to the homeowner. Homeowners can be affected differently. The homeowner's expense will depend on his existing facilities. Some homeowners have no vault at all. Some have a vault that is not accessible. Some have no meter. Some have improper plumbing. All these issues will be addressed during the process so that each home has a proper meter. The Board adopted the policy to provide a clear and consistent obligation for all home sites and this policy explains the requirements.

The installation of water meters allows us to report our losses as required by law. The automatic readers make it possible to do this efficiently. The meters do not necessarily mean that we will pay for water measured by how much we use, but we will have that ability should we want to.

5. New Business

The voting was done with 51 members voting. The audit was 42 against and 9 for. The directors elected were John Kirner, Larry Halford, and Jim McDonald. There were no write-in candidates.

6. Misc. Including Next Meeting Date

The next meeting is scheduled for May 24, 2014.