

EMC; Minutes of 2014 Annual Mtg., 5/24/14

1. The meeting was called to order by Board Chair, John Kirner at 1:00 PM
2. A quorum was verified by count of Hands
3. Minutes of the 2013 Annual Meeting on 5/25/13 were approved as previously posted on the EMC website.
4. John Kirner reviewed this year's ballot for the membership.

Candidates for open Board positions were introduced. They were Josh Jankowski, Bill Craven, Steve Edgar, Michael Goudzwaard, and Steve Ralph.

The vote to determine whether or not to conduct an audit of EMC books was explained to the members. This is a State requirement unless a membership vote determines that an audit did not need to be conducted for that year.

5. The results of the voting were reviewed with the membership;

Josh Jankowski, Bill Craven, and Steve Ralph were elected for three year terms on the EMC Board

It was determined that an audit of the EMC financial books would not be required in 2014. However, since it had been some time since an audit had been conducted and a significant minority of members did vote in favor of the audit, it was determined that next year's budget would include some or all of the funds necessary to conduct an audit. This will be done in order to reduce the financial strain of conducting an audit if requested by EMC members.

6. John Kirner presented the report of the Board Chair which was an overview of reports subsequently provided by Staff and Board members. Topics included; water system studies and corrective work which may be required, swimming pool renewal or replacement, installation of water meters, updating of Edelweiss CC&R's, and the annual financial report.

7. Dick Volckman presented the Managers Report:

- Water - Teststs show that our water quality continues to be excellent.
- Architectural Control Committee has reviewed and approved 3 new homes and 2 sheds since last May.
  - 1 home is under construction,
  - 1 is about ready to begin,
  - 1 is still in the planning stages
- Fence repair has been done - cows should be moved to the National Forest beginning June 1st.
  - Cattle Identification:
    - Red right ear tags - Troy Accord
    - Blue right ear tags - Don Lundgren
    - Green right ear tags - Rancher across the valley
- Bears are Out - Three Bears were seen at at Cottonwood Road on two different occasions so be careful with garbage, bird feeders, etc.
- Weed spraying - The meadows and roadsides have been treated with 'Chaparral' a combination of 'Escort' (Metsulfuron Methyl) and 'Milestone' (an aminopyralid). We are slowly getting control of the knapweed and whitetop.

- Inappropriate stuff left at garbage area - We continue to see trash and objects which are not acceptable in the garbage dumpsters. Please - household garbage only!
- Lignin - We will begin application of lignin on the roads the week after the 4th of July.
- Snowplowing - We had over 6 feet of snow in February, but Palm Construction, our snowplow contractor was up to the task and continued to keep our roads open and cleared.
- Drainfield report - The fourth pod was added to the lower meadow drainfield in November of 2013. We now have capacity for 7 additional homes to be connected to the lower drainfield, and based on flow measurements we have capacity in the upper drainfield for all the properties that might be connected to it.
- Survey Results - The recent survey showed, basically:
  - 1- The majority of property owners are not in favor of paving the roadways
  - 2- The majority of property owners are in favor of modifying our CC&Rs
  - 3- The majority of property owners are in favor of constructing a new swimming pool rather than upgrading the current one
- Explanation of metering - In accordance with Department of Health regulations, over the next three summers, every water connection will be supplied with a new iPerl water meter and transmitter, allowing the reading of meters remotely. Some services will need only a meter, some will need a meter and a setter, and some will need a new vault, meter and setter. Each homeowner will be billed directly by Edelweiss management for Edelweiss cost.

8. Jim McDonald gave the Treasurers report in which he advised members of changes he had made to the report to improve clarity, reviewed safeguards in place to assure accurate financial reporting, and advised members that accounts currently had appropriate balances. A copy of the Treasurers yearend report is attached as a part of these minutes

9. Tom Lasater, chair of the Long Range Planning Committee, provided a status report on the pool replacement project. Two draft designs were provided for review by the membership. One was a freeform design and the other was rectangular. Based on input received at the meeting the freeform design and an "L" shaped design are under consideration. Tom indicated that cost estimates for the pool have increased to \$550/Lot as more detailed designs and work plans have become available.

10. Coventry Jankowski and Lisa Tabbut, both outgoing Board members. Reviewed the status of efforts to modernize Edelweiss CC&R's over a multi year period. Although, they are leaving the Board they will continue to lead this effort, and they encouraged others to participate in this process. Currently it is believed that a Quiet Title Action may be the best way to proceed with this effort.

11. Alan Fahnestock reviewed the Firewise ( a State DNR program) effort that was led by Pat Leigh in the Bitterbrush area. This effort subsequently benefitted the entire Edelweiss community since the company performing the Firewise work made its services available to individual property owners at very reasonable prices.

12. There were no items of unfinished or new business presented

13. The meeting was adjourned at 3:15 PM.