

Edelweiss Maintenance Commission

2015 Annual Meeting Minutes

Of 5/23/15

1. The general meeting was called to order by Board Chair, John Kirner at ~ 1:00 PM. Secretary Steve Ralph took meeting minutes.
2. A quorum was verified by count of Hands. Board members (5) in attendance included Will Fohrell, Steve Ralph, John Kirner, Josh Jankowski, and Jim McDonald.
3. Minutes of the 2014 Annual Meeting on 5/24/14 were approved as previously posted on the EMC website.
4. President's Report: 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.

John Kirner reviewed this year's ballot for EMC Board membership, including one new and two current board members. Mr. Kirk Schumacher is up for election to fill the seat currently held by Chris Skagen, who is not seeking re-election. He was introduced in absentia by John K. who referred to his statement of interest and bio printed in the election materials. Current board members whose terms have expired but are seeking re-election include Mr. Alan Fahnestock and Mr. Will Fohrell.

John K., also spoke about the status of new pool bids and construction: John Kirner also spoke at length about the recent vote of the membership on moving forward on building a new pool, the issue with the initial cost estimate being no longer viable, and the recent outcomes of receiving new bids. Two bids to build the pool have been received and reviewed by the Board. John asked for some discussion from the attending members on the issue of the ~ 30% cost increase for the pool construction. An updated cost estimate prepared by our own Tom Lasater, puts the current cost estimate at \$292,000 including a \$20,000 contingency.

The majority of those in attendance seemed to favor moving forward despite the increased cost of construction. The Board will vote on the issue at their upcoming June 8th meeting to once and for all decide if we are going to move forward this year.

5. Current Financial Condition of EMC: Treasurer Jim McDonald presented an overview of the financial status of community funds in the form of a budget report. His report is available to members upon request. The 2015 fiscal year budget has been approved by the Board at their January 31st, 2015 meeting. Total income for 2014 was almost \$226,000, while total expenses were ~ \$5800 under budget.

Jim spoke about the audit, what it would and would not do, and urged the membership to vote against it. Now, due to electronic access and hiring an outside CPA firm to do our books, we have a much better system than in the past. For example, the general manager provides Jim with electronic copies of our expenses; he then reviews and approves them; then forward to our CPA for payment. On the income side, our manager collects the mail (with the checks), and provides them to our CPA for deposit. Jim has electronic access to all our accounts and review the checks and deposits. And our books are always open to our members!

Audit of Current Budget: The ballot item to vote to determine whether or not to conduct an audit of EMC books was explained to the members present. This is a State requirement to ensure that record keeping of financial matters conforms to accepted practices. The requirement of an annual audit is required unless a membership vote determines that an audit did not need to be conducted for that year (see comments below of Jim McDonald, Treasurer).

6. General Manager's Report: Dick Volckmann presented an overview of the issues and concerns faced in management of the community this last year, in his May 2015 Report. Dick gave updates on water quality sampling, water system monitoring, herbicide application to noxious weeds, and the status of installing a new heat pump

system to the existing pools to extend the life of the pool through this current season. The pool cannot be opened until this unit is installed. Operations Manager Craig Hook provided some details of his work over the last year in his report. Work has begun on installation of the new water line uphill for residents of the Eagles Nest area. Both of these reports are available upon request to Dick.

7. Fire preparedness: Board member Josh Jankowski provided an overview of fire risk and prevention in the context of the historic wild-land and rural interface fires we experience in the valley last year. He urged all lot owners to consider their respective risks and to take decisive action to limit fuels on their property.

8. Vote: The results of the voting were reviewed with the membership;

A Board Membership: Kurk Schumacher, Will Fohrell and Alan Fahnestock were all elected or re-elected for three year terms on the EMC Board.

B. Audit: It was determined by a vote of the members in attendance, that an audit of the EMC financial books would not be required in 2015. This year's budget does include some or all of the funds necessary to conduct such an audit.

9. Next EMC Board meeting is scheduled for the evening of June 8th. Topics to be discussed include a fire-wise policy and consideration of a new policy on guest occupancy limits at common camp spots in Edelweiss Meadows.

10. The meeting was adjourned at ~ 3:15 PM.