

# Edelweiss Annual Meeting Minutes

May 27, 2017

Call to Order – The meeting was called to order at 1300 by John Kirner, President.

Presentation of Board Candidates: Candidates for the three Board positions were:

Steve Ralph – Incumbent  
Pete Speer  
Sarah Knapp  
Charles (Chuck) Timchalk

Ralph, Speer and Timchalk each gave a brief overview of their qualifications for Board membership. Knapp was absent due to work related issues, however, Chuck Timchalk spoke a few words on her behalf.

Discussion of State audit requirements: Chuck Armstrong, Treasurer, gave a short explanation of the audit requirements of an HOA, explaining that if a majority of the attendees at an annual meeting voted to forego an audit, that vote satisfied the State requirement.

Fire Safety Talk: Interim district Fire Chief, Cody Acord gave a talk on fire safety in the community, stressing the need for making sure properties were properly prepared (fire-wised) in the case of a wildland fire. He mentioned that it would be beneficial to fire personnel and emergency responders if the community changed the current wooden street signs with reflective ones. (These had already been ordered.) He also mentioned that all residences would benefit from the blue reflective house numbers being sold by the fire department.

Review of minutes of 2016 Annual Meeting: Steve Ralph reviewed the minutes of the 2016 annual meeting. The move to accept the minutes was seconded and approved by the membership.

Election of Board Members and vote on Audit: The vote was as follows:

Steve Ralph – re-elected for another three year term  
Chuck Timchalk – elected for a three year term  
Sarah Knapp - elected for a three year term  
The audit received an overwhelming ‘no’ vote

President’s Report: John Kirner gave the following report:

At last year’s meeting I know many of us were disappointed that we didn’t have an operational pool to enjoy. I hope now that we can all see it and many of us took advantage of it last year, that you are pleased with the effort to bring this project to fruition. The pool will re-open as soon as this meeting is over.

Let me give just a brief overview of what’s going on around here and what the Board believes is important.

I believe the Board is committed to meeting the expectations of our members. This includes taking actions to assure that the value of your Edelweiss investment is protected and enhanced. The infrastructure elements of most concern to us are water facilities, roads, community wastewater, and power. OCEC is the lead on power, and Okanogan County is the lead on much of the community wastewater, but we do have a role in these areas.

Protecting your investment requires that we don’t allow the value of previous investments in infrastructure to deteriorate. This can mean that we invest and act to maintain existing infrastructure. It can also mean that we must be able to act quickly in an emergency. It requires that we monitor the quality of service being provided and make upgrades where necessary. It also means that we need to maintain a plan for infrastructure renewal and replacement. Not all of these elements are in place, but the Board is working on all of them.

It was a rough winter in Edelweiss which resulted in some water system freeze-ups that we were unable to repair in a prompt manner. Four customers were out of service for longer than was reasonably acceptable. In every case they made every effort to work through the problem, which was greatly appreciated.

We try to coordinate water main replacement needs with OCEC power installations because it saves both agencies money. When we share the cost of excavating, we both save significantly on a project. OCEC will replace nearly all of the underground power lines in

Edelweiss over the next several years and we will do our best to assure that any needed water main replacements are accomplished in coordination with them.

Fire preparedness is another key issue of concern to the Board. If you noticed the fire hydrant adjacent to the pool parking area you can see an example of that concern. During pool construction an opportunity presented itself to equip the pool so that it could be used to fight fire. Up to 40,000 gallons of water can be quickly taken by Water District #6 tankers to fight nearby fires. Three Board members currently serve as volunteer fire fighters with District #6.

We currently are assessing the appropriate levels of reserves we should maintain for infrastructure issues. This is a level of preparedness required by State law, and we do have some availability of resources now. We have some capital funds in our budget which may need to be beefed up by some amount. We also manage a fund for the County Public Works Dept., which might serve as an emergency source of infrastructure funding if the County agrees. The treasurer's report will also address this issue.

Treasurer's Report: Chuck Armstrong gave a summary of the community finances, including the following:

- Although we have had some significant unexpected costs in 2017, the community is in sound financial shape going forward.
- The first repayment - \$65,000 - of the loan from the sewer fund for the pool construction, was made, on schedule, in December 2016.
- We need to discover a way to increase our financial security by establishing an adequate reserve fund, as required by the State.

Manager's Report: Dick Volckmann discussed:

- The problems and costs related to winter water line freeze-ups
- The newly 'discovered' water distribution tax required by the State Dept of finance
- The problems that we are encountering with the telemetry controlling our reservoir booster pumps
- The need to redo much of the fencing between Edelweiss and the National Forest
- The current state of weed control
- The newly ordered reflective street signs
- The need for all homes to be equipped with the reflective number signs
- Welcoming the new members to the community

Adjournment of Meeting: The meeting was adjourned by John Kirner at 1530.

Election of Officers: The EMC Board held officer elections immediately following the Annual Meeting. The Board Officers for 2017/2018 are:

John Kirner – President  
Alan Fahnestock – Vice-President  
Chuck Timchalk – Secretary  
Chuck Armstrong – Treasurer

The next Board meeting was set for July 10, 2017. (This was later revised to July 20, 2017)