

Edelweiss HOA Annual Meeting Minutes

May 26, 2018

1. The annual HOA meeting began with a pot-luck barbeque at 1200.
2. **Call to Order and Presidents Introduction to Meeting:** **J. Kirner** called the HOA meeting to order at 1300.
3. **Review of 2017 Minutes:** **C. Timchalk** had copies of the 2017 HOA Annual Meeting Minutes distributed for those who wanted to review. He asked if there were any questions, and no questions were raised. **C. Timchalk** called for a motion to approve as written. The motion was made, seconded and **unanimously approved**.
4. **Firewise Update:** **C. Timchalk** provided an update on ongoing Firewise activities. He reviewed the objectives of the Firewise program and provided the community with an update on what the Firewise Committee was focused on over the past year. He acknowledged the work of the committee and noted their enthusiastic engagement has been really exceptional and has enabled the committee to make some good progress in a short-time frame.

The committee was focused on:

- More effective communication with the community
- Becoming a “Firewise Community” through the Okanogan County program
- Encouraging individual home owner and community assessments
- Creating an action plan

He encouraged homeowners to take leadership and help organize small community clean-up projects within community easement spaces. He indicated that so far this year there have been 2 work parties.

P. Leigh and **P. Speer** briefly reported on a recent meeting with DNR and shared information on matching fund grants for property clean-up/improvement. Application forms are available for interested homeowners (contact: **C. Timchalk**).

There were a number of general questions, and **C. Timchalk** encouraged the membership to contact himself or other committee members if they had any specific questions or concerns.

5. **Presentation by Candidates for the Board of Directors/and Election:** **J. Kirner** noted that we have 4 open Board Positions this year, and that a 4th position was open due to **S. Knapp** moving out of the area. **J. Kirner** indicated that we had 4 nominees for the current positions: **A. Fahnestock**, **K. Schumacher**, **N. McCullough** and **P. Speer** (replacing **S. Knapp**). **J. Kirner** called for any additional nominations and none were forwarded. Each candidate was asked to provide a brief introduction to the community, voting was accomplished verbal vote. The vote was **100% in favor** of the candidates.

6. **Treasurers Report and HOA audit.** **C. Armstrong** discussed the requirement to conduct a HOA financial audit unless the HOA votes to not conduct the audit. There was a general discussion by the membership concerning the merits of conducting the audit. The last audit was done approximately 15 years ago. Members asked about our financial process. **C. Armstrong** explained how we manage our process for paying bills. **J. Kirner** stopped the discussion and stated that we would vote by ballot on whether to conduct an audit in 2018.

C. Armstrong provided an update on our current budget status and reviewed each of the HOA accounts. He provided perspective on the impact that the harsh winter in 2017 had on our reserves. Following C. Armstrong's presentation several Board members and community members discussed various needs for additional fees to establish reserve funds and undertake necessary maintenance in the community.

Ballots were cast on whether to conduct an audit of EMC finances. The votes were **24- YES, 53- NO**. An annual audit **will not** be conducted.

7. **Manager's Report: D. Volckmann** provided the manager's report. **D. Volckmann** suggested that we might want a small public-address system for next year's meeting, which was well received by the membership. He reviewed work done this year in addition to routine tasks, this included:

- Installation of street signs (old signs taken by owners, first come first served, all gone).
- Water line on Trillium Rd. that had frozen was replaced. 4" line buried 5' to replace 1.5" line buried close to surface.
- Water lines replaced in campground and affected lines in Sunflower.
- Closely monitored Monument Creek wildfire & kept members updated.
- Wrote a letter (co-author **J. Kirner**) to Forest Service in opposition to copper mining in the Upper Methow. This was also published in the Methow Valley News as a "My Turn" column.
- White top treatments.

Ongoing Activities:

- Will ride the fence line to do necessary work to try and block cows from neighborhood.
- Expect summer fire ban to start soon.
- Expects OCEC/EMC work on electrical & water lines on Highland Meadow Road to start soon. This is approximately 2,200 feet of line funded by this year's Special Assessment of \$250/lot. This work will involve some road closures, drive arounds are possible.

Other Recent Work:

- Fixed leak near the reservoir, this resulted in a loss of water and a boil water order until testing could be completed. Cost was ~\$3,000.
- Explained the well & pump system and the aged telemetry. A new digital system has been installed at a cost of ~\$10,000 and is working great. Also noted that we will need a new pump for ~\$2,000.

M. Vossler talked about Initiative 1131 regarding Clean Water and Clean Air Standards and passed around signature forms for ballot initiative.

A question was raised by a member concerning whether lignin would be applied. **D. Volckmann** responded that the cost is \$18,000 for ~1 month of relief.

A. Fahnestock clarified that propane grills and propane fire pits are approved for use during the burn ban season.

8. **Discussion of Bylaw Changes: J. Kirner** introduced the question of how to pay for operations and the need to raise the limit for increases in dues. **A. Fahnestock** added that consolidation of lots has, overtime, decreased the number of dues paying members. **J. Kirner** addressed several community needs that require funding support including:

- Our roads need a lot of work, including: cleaning ditches, restoring a crown to their contour and lots of gravel.

- Our equipment is also aging, the community tractor (Bella) needs to be replaced as does the pick-up and much of the rest of the equipment.

J. Kirner mentioned that we have 3 sources of funding: dues, user fees (e.g. water) and special assessments. He noted that members should expect another special assessment for 2019 to continue the work with OCEC. **J. Kirner** pointed out that the proposed bylaw changes could not be modified at this point in time. **K. Schumacher** clarified that there are 2 issues in the proposal: 1) clarification of e-mail voting and 2) allowing dues increases up to 15% per year.

A vigorous and wide-ranging discussion followed with comments and questions by many of those present. Several Board members expressed their view on the proposed Bylaw changes and the reasoning that such a change was warranted. Many comments from community members followed and several additional funding proposals were stated by community members.

D. Fitzpatrick read a prepared statement concerning his opinion on the dues increase and need for additional funding support.

Ballots were cast on whether to approve the changes in EMC bylaws. The votes were **51- NO, 43- YES**. The bylaw revisions **were not approved**.

Following the balloting the HOA annual meeting was closed.