

## Edelweiss Maintenance Commission

Minutes of Board Meeting on April 18, 2018

**Call to Order:** The meeting was called to order at 6:01 pm by President **John Kirner**. In attendance were John Kirner (Board President), Will Fohrell, Alan Fahnestock (Vice-President), Sern Watt, Chuck Timchalk (Secretary), Chuck Armstrong (Treasurer), Kirk Schumacher. Also, in attendance were Dick Volckmann (General Manager) and Craig Hook (Operations Manager).

Absent: Steve Ralph

**Review of minutes of last meeting.** **C. Timchalk** provided electronic copies of the minutes to board members prior to the meeting. **S. Schumacher** had a minor correction to the minutes which were then approved.

**President's report:** **J. Kirner** noted that there are a lot of issues on the table. **J. Kirner** discussed the need to replace **Sara Knapp**, who recently moved to Arizona, with a new board member. **Peter Speer** was nominated and seconded and approved to replace **S. Knapp**. **D. Volckmann** mentioned that there will be 3 board position that are up for election at the annual meeting. Current board members holding those positions were encouraged to consider running for re-election.

**Treasurer's report:** **C. Armstrong** provided the board with the following report:

Main Checking Account  
Farmers Bank  
\$2221,186,20

Capital One Savings Accounts	
EMC Business Savings	\$32,191.18
Water Fund	3,194.48
Sewer Fund	168,870.42
Road Fund	27,434.13
Legal Fund	10,159.62
Pool Construction	410.26
Total	\$242,260.09

**C. Armstrong** indicated that we are in a much better financial position than in 2017. \$70,000 or so is destined for the water line replacement. Collections for the special assessment and dues are very well along with some home/property owners being late as has been their pattern.

Funding requirements for which there is no line item in our plan are: \$20,000 for the final repayment to the Sewer fund for the pool expenses, \$28,000 to rebuild the Business Savings to our norm of \$60,000. The Water Fund is down \$30,000 over the last year.

As we conclude collection of our Dues and Assessments in the next month, **C. Armstrong** will look to make the transfers as we can afford them. The Association is indeed fortunate to have not had damage to our infrastructure during this past winter or during our spring runoff. We may not have enough capital to make up all the ground we lost last year, but with the change in dues setting for next year, **C. Armstrong** believes we can start to chip away at the problem.

**Manager's Report. D. Volckmann** provided the following report:

**Water System:** We have received word recently that Okanogan County does not have the funds to replace the sewer line along Highland Meadow Road. This means that OCEC and Edelweiss will be alone in replacing the water line and installing the conduit for power along Highland Meadow and Homestead Roads. This may be a blessing in disguise, as we don't have to worry about having two trenches being dug at the same time.

As noted earlier, we have an estimate from Palm Construction of \$141,000 to do the excavation and installation of the water and power. We have been waiting for B&B Excavation to give us an estimate; earlier this week **C. Hook** and I walked the route with Baynard Buzzard who has given us an estimate of \$95,789 to do the work. This includes 2 culvert replacements, insulation under the Cassal Creek culvert and the removal (and carting away stumps, etc.) of several trees that will be affected by the excavation/installation.

The new 4" C-900 water line and the power conduit will be located along the north and east side of Highland Meadow and Homestead, leaving room on the south and east side of Highland Meadow for the eventual installation of the sewer line by the county. It will be up to the county for necessary sleeving of pipes when they do their sewer installation.

**D. Volckmann** recommended that we go with Baynard Buzzard's proposal. **J. Kirner** asked about a written proposal, and **D. Volckmann** indicated that he would be providing.

**Motion:** C. Armstrong made a motion to approve expenditure based upon the budget provided by B. Buzzard and based upon the projections of what OCED and Edelweiss will contribute to this effort. Pending B. Buzzard providing a formal proposal. **P. Speer** seconded, and the motion was approved unanimously.

Irrigation Technology will be in Edelweiss sometime at the end of this week or the beginning of next week to replace the failing water reservoir floats and mechanical equipment with in-tank transmitters and all new digital receivers and controls. This will prevent future instances of the pumps not coming on when needed, and the pumps not shutting off when they should. Plus we should be able to monitor the main booster pump system remotely.

**Mailboxes:** **D. Volckmann** has received a complaint from a property owner who is concerned about folks parking (and leaving their cars) at the mailboxes. It apparently creates a visibility problem when exiting Lupine Road onto Goat Creek Road. We can partly ameliorate this concern if we move the mailboxes to the campground turn-around. We will attempt to get an estimate to move the whole mailbox assembly to the mound in

the middle of the turn-around. **D. Volckmann** received a call (today) from the Okanogan Prosecutors Office wanting to know if we wanted restitution for the damage done to the mailboxes during the incident last fall. **D. Volckmann** indicated that we did. The prosecutor will be sending us the necessary paperwork. This may help with the cost of moving the mailboxes.

There was a board discussion concerning this issues and consensus was that it makes sense to move mailboxes down to the campground and make mailboxes available to the community (secure boxes). The board indicated that they would like to get a cost estimate and noted that safety is a major consideration for implementing this move.

**Garbage-Recycling Area:** **C. Hook** has drawn a map showing an alternative to the approach to the garbage and recycling building. It will necessitate the removal of the dead or dying cottonwood trees at the entrance to the campground area. The actual shape and size of the garbage/recycling area is still to be determined, but we have a good start with **C. Hook's** drawing. **D. Volckmann** has contacted Saul Labanauskas to cut down the cottonwoods anyway, as they have the potential danger of falling down by themselves.

There was a board discussion concerning this issues and consensus was that it makes sense to explore the plan proposed by C. Hook. The next steps should include further design and cost estimates.

**Booster pump noise:** **D. Volckmann** indicated that we still have the problem of the booster pump noise. More insulation?

**Property Owner Payments:** To date **D. Volckmann** processed 336 owners checks totaling \$291,030. \$70,000 of which has been received for the water system assessment. Still owing is \$25,742.00.

**D. Volckmann** has not yet calculated the final snowplowing bill, but he estimates it will be approximately \$135.00 per homeowner.

**D. Volckmann** presented letters from both Palm Construction and Okanogan Fire District #6 concerning available space in Edelweiss col-de-sacs for turning around large vehicles (plows and fire engines). This may require the removal of a number of trees. No action was taken by the board at this time.

#### **Additional Topics:**

**Erlander Engineering reserve fund requirements:** **A. Fahnstock** had no updates.

**Water rights:** **J.Kirner** noted that we have a pumps and pipes water rights certificates. Proposal to cite this back to the Department of Ecology. In discussion the board is recommending writing an opinion letter to DOE indicating that Edelweiss has rights in perpetuity.

**Action Item:** Letter will be drafted by **J. Kirner**.

**Firewise:** C. Timchalk provided the following report:

**Edelweiss Firewise Committee Meeting**  
Wednesday March 7, 2018

**Those Present:** Sara Knapp, Chuck Timchalk, Maryann Timchalk, Pete Speer, Marian Osborne, Bill Huff, Lin Lasater

The meeting started at 5:11pm.

Chuck went over the agenda.

Sara announced that she has taken a new job and will be moving to Flagstaff, AZ.

- **Mapping** – Pete has read the 2006 Wildlife Protection Plan report. Many projects were identified but no information was provided on what was accomplished. It was agreed that we should use it as our framework for moving forward. It was also agreed that everyone on the committee read it and use the next meeting to review and modify the Plan. Perhaps a summary of that effort could be presented at the Annual Meeting in May.
- **Communication** – another newsletter will be sent out before the Annual Meeting. It will highlight that we (the committee, some or all) will be present at the Annual Meeting. It was suggested that any of us who are present could be available for questions and discussion, perhaps a table with handouts.
- **Grants & Funding** – Beyond the Okanogan Conservation District, Sara pointed out that Matt Ellis & Sara Billings of the National Forest Service are also available to do property assessments. There is DNR cost sharing funding available for small, individual property owners. It was suggested that a notification be sent out to our community. Discussion turned to what the Edelweiss community can do as a whole. Chuck would present to the board for perhaps the 2019 budget proposal with specific cost figures.

Other ideas mentioned: Timber Companies lumber producing tree removal, and Washington Ready is another funding source.

- **MethowReady** – Maryann will be meeting with Jen Schumacher, coordinator, on Friday 3/9/18

The meeting ended at 6:00pm

**Next meeting:** Monday, May 7, 2018

These minutes were taken by: Maryann Timchalk

**Bylaws:** **S. Schumacher** presented potential revisions to Edelweiss bylaws. Revisions were proposed for Section(s): 1.6, 1.8, 7.2 and 7.3. With regards to the proposed changes in Section 7.2 additional revisions were recommend for clarification. Such as: ***Based upon an annual budget approved by the members pursuant to Section 2.3.***

**Agenda Items for Annual meeting:** The board had a general discussion on potential topics for the upcoming annual meeting. The following list of topics will be included:

**Voting Items:** This includes: 1) bylaw amendments; 2) board positions; 3) email voting; 4) dues and budget approval; and, 5) Voting for or against an audit

***Ongoing issues to be discussed:***

- Mailboxes
- Affirmation of process for doing the budget with input from membership
- Firewise
- Assessments in future, OCEC & Edelweiss Commission water lines and main replacements
- Evaluation of Reserve fund needs and schedule to establish
- Presidents report

**Next Meeting:** The next board meeting will be the annual meeting to be held at the community pool on **May 26<sup>th</sup>**.

Meeting adjourned at approximately 8:45 pm.

**Executive Session.** Upon completion of the meeting **J. Kirner** had the board go into executive session to discuss legal issues, which was only attended by board members.