

Edelweiss Board Meeting Minutes 04-22-2019

Call to Order: The meeting was called to order at 6:01 PM by President John Kirner. In attendance were John Kirner, Chuck Timchalk, Sern Watt, Steve Ralph, Nicki McCullough, Pete Speer, Alan Fahnestock and Kirk Schumacher. Also, in attendance were Dick Volckmann and Craig Hook, community members that were present: Blair Howe, Will Fohrell, and Valerie Legler.

Absent: Chuck Armstrong

Community Member(s) addressing the Board.

Will Fohrell, was given an opportunity to address the board concerning staffing. He commended **D. Volckmann** and **C. Hook** for their efforts over the years in managing Edelweiss. He shared his enthusiastic support for **C. Hook** as a potential future general manager and encouraged the board as it moved forward to replace **D. Volckmann**.

B. Howe was given an opportunity to address the board concerning nightly rentals in Edelweiss. He discussed the recent action by Okanogan county in 2016 concerning nightly rentals in the county and noted that in 2017/2018 there were a number of homeowners in Edelweiss (currently approved for nightly rentals) that challenged the regulation change. As of April 2, 2019, the code states that those who have previously operated nightly rentals could continue with no sunset clause. **B. Howe** believes the current rental units are operating within the boundaries of the current law. **B. Howe's** intent in approaching the board was to facilitate good communication. **J. Kirner** commented that we as a board have not addressed anything concerning the approved nightly rentals. There was some general discussion among board members about this issue and the potential impact on the community. **K. Schumacher** indicated that the Edelweiss board had our attorney previously look into nightly rentals relative to community Codes & Covenants. The Edelweiss attorney's legal opinion was that the EMC original Codes & Covenants fully restrict the use of homes in Edelweiss for nightly rentals altogether. However, the Board has chosen for the moment not to make an issue of this matter. The specific properties that are supposedly able to have nightly rentals includes:

- 7 Cassal Road - Pope/Fulcher
- 5 Fawn Road - Bartley
- 174 Goat Creek Road - Haenlein
- 10 Trillium Road- Howe
- 13 Highland Road - Roedell
- 2- Determination of a quorum- Present

3- Review of Board meeting minutes – 03-04-2019 – C. Timchalk

The minutes of the 03/04/2019 were reviewed. **N. McCullough** made a motion to approve the minutes as written, **P. Speer** seconded and minutes were unanimously approved by the board. The minutes from the Jan 15, 2019 board meeting were also ratified. **P. Speer** made the motion and **A. Fahnestock**, seconded and they were unanimously approved.

4- President's comments – **J. Kirner**

J. Kirner focused his comments on the efforts to hire a new General Manager. He shared his appreciation for **D. Volckmann's** leadership and noted that the staff hiring will be further discussed in Executive Session.

5- Treasurer's Report – **S.Watt**

Payments are being made by members.

The checking account balance is up from last month.

Normal expenses are occurring. Nothing unusual or unexpected has happened.

Final payments for 2019 to the Capital Reserve account will come in with the next payments. When they do, **S. Watt** plans to pull them out of the Farmer's checking account and place them in the Capital Reserve Account at Capital One.

Account Balances:

Farmer's Checking: \$279,926.44

Capital One Accounts, as of 3/31/2019:

Drain Field Reserve \$189,720.55

Common Reserve \$32,319.95

Road Fund \$30,553.62

Legal Fund \$11,203.52

Water Fund \$6,758.78

Capital Reserve Account \$411.91

Total Capital One Accounts: \$270,968.33

Total Capital One Accounts, minus Drain Field Reserve \$81,247.78

Total Usable Operating Budget and Reserves \$361,174.22

6- Manager's Report -**Dick Volckmann**

Water System –

We have arranged with Irrigation Technology & Control (ITC) to replace the ageing power cable to the Cassal well field. ITC was not able to give us a firm price on the replacement as there are several possible problems that might occur during the work. We should budget \$10,000 for the job, which has been approved by the Board. It should be noted that the project will include the integration of a relay which will switch well pumps alternately whenever the demand occurs. Currently the switching of the well pumps is done manually, on a monthly schedule.

Architectural Review – The ARC approved a residence on Heather Road for Katheryn Humblett. This will be a small structure, with a larger house scheduled for some time in the future. The smaller structure will be treated as a complete home, with all the requisite charges associated with such a structure. The later home will be treated as an outbuilding.

Firewise - Edelweiss Chipping Event – The Okanogan County Conservation District community chipping event was initiated today (April 22nd). The county will fund a total of

\$3,000 with a maximum of \$100.00 per participant in the event. To date we have signed up 42 participants, with the thought that if the total cost exceeds the \$3000 grant, EMC will pick up the difference from the \$5000 which was budgeted for Firewise in the 2019 budget.

Owner's Payments – To date we have received a total of **\$369,587.84** in owner payments for 2019, to be allocated as follows:

\$225,287.84 – to Operations (some of which has already been spent)
\$79,800.00 – to Water Reserve Fund
\$64,500.00 – to Capital Reserve Account

Snowplowing/Sanding Cost Update – The snowplowing 'fiscal year extends from May 1st to April 30th. This last year the total cost for snowplowing, sanding, winter fuel and repair of snowplowing/sanding vehicles (two trucks and the tractor) came to \$51,329.00. That cost divided by the number of homes (182) came to \$282.00 per home. Each home was billed \$150.00 at the beginning of the year, leaving a total to be invoiced in May of \$132.00 per home.

7- Additional Topics:

- Soliciting candidates for upcoming open Board positions-
J. Kirner discussed board candidates for next year, and he indicated that we need a number of good/strong new board members. **P. Speer** suggested we include an orientation for new members, to bring them up to speed along with key links to important information. **C. Timchalk** suggested we consider using electronic communication to facilitate engaging board members that are not able to be physically present at board meetings.
- Discussion of Okanogan County sewer system-
C. Hook provided an update to the board. **P. Speer** suggests that we get a legal opinion on what has been recorded and decided. Secondly, the decision needs to be made by those residents on the system, and third it would be good to have county people come to a board meeting and explain what is going on. Suggests that a sub-committee study this, since there appears to be more questions than answers. A subcommittee will be formed and will include residents who are on the system. **P. Speer** will lead the group.
- Report and discussion of General Manager search-
This was addressed in Executive Session.
- Reserve Study Update-
J. Kirner lead a general discussion concerning the reserve study. He questioned how well actually cost will track with reserve study cost projections. No information has been shared with Sandall. **P. Speer** suggested that we pull together information and requested that **J. Kirner**, **D. Volckmann** or **C. Hook** pick a date for a meeting quickly.

- Approval of Edelweiss Firewise Plan. Motion-
C. Timchalk made a motion for the board to approve the Edelweiss Firewise Plan so that it could be forwarded to Okanogan County for their review. There were no questions. **N. McCullough** made a motion to approve the plan as written, **P. Speer** seconded and the plan was unanimously approved by the board.
- Edelweiss Roads Committee – Findings and Issues
S. Watt provided an update. Roads committee has been formed and will on April 23rd. Total of 9 interested community members and 3 board members. Already getting a sense of the chronic issues. **D. Volckmann** provided some perspective on cost of initial work. To grade water and lignan, a major part of Highland, Cassal and part of Homestead cost ~\$17K. Roads are in bad shape so recommend that we initially do something.
- Status of community chipping event- ongoing see Manager's report.
- Discussion of topics for the Annual Meeting on May 25th
C. Timchalk will present the Firewise Plan.
S. Watt will present an update from Road's committee.
S. Watt will present financial treasure report.
J. Kirner will present a President's report.
D. Volckmann will present on the status of the water system and road closures for upcoming work.
A discussion/vote will need to occur concerning a financial audit, suggested to have **Bradshaw** present to discuss.
Brief update on the **Reserve study**, can be rolled into some of the other presentations.
Brief introduction of board candidates and vote.
- Other business – Executive Session after close of this meeting

8- Adjournment of meeting. 08:10 pm