

## Edelweiss Maintenance Commission

### Minutes of Board Meeting on April 10, 2017

**1. Call to Order:** The meeting was called to order at 6:05 PM by President John Kirner. In attendance were John Kirner (Board President), Steve Ralph (Secretary), Will Fohrell, Alan Fahnestock (Vice President), Josh Jankowski. Also in attendance were Dick Volckmann (General Manager) and Craig Hook (Operations Manager).

Absent board members included: Bill Craven, Chuck Armstrong (Treasurer), Kirk Schumacher, and Sern Watt.

Community Members also present: Paul Karas

**2. Approval of minute:** Minutes for the Annual Meeting (December 3, 2016) were approved by a voice vote.

**3. President's Report:** John Kirner reviewed some of the key issues including, unexpected costs associated with roads and other infrastructure (i.e. see the financial report); revisit the need to have a reserve fund; ongoing neighbor to neighbor conflicts (will be discussed in the executive session); the need to discuss possible solutions to the ongoing risk of largescale fire hazard in the community and how we can adapt a comprehensive "firewise" approach for the community as was done in Pine Forest (John and others will follow up). It appears that Pine Forest was able to pay for much of the needed thinning by exchanging larger trees for the cost of thinning; the operation somehow "paid for itself" by allowing sale of timber and or chips. John will follow up with their community board.

**4. Treasurer's Report:** Treasurer, Chuck Armstrong was absent tonight so Dick provided an overview of the current profit and loss statement and balance sheet (copies were handed out and will be posted on the website). We have made our last payment to OCEC of \$841.66/mo. so we don't have that monthly obligation anymore. Chuck sent out a one page report in addition to the P&L and balance sheet. Chuck and others have some concerns that we will have the funds on hand to do some of the special projects, while wanting to avoid a possible special assessment. Examples include seasonal lignin applications (approximate cost of \$17,000); opportunities to partner with OCEC on excavation cost to replace buried cable, during which we could replace some of the aging water distribution pipes. Dick also mentioned that he spoke with our accountant about the cost of an audit, if the membership voted to have one. The estimate is ~\$15,000 to \$20,000 for an actual audit. This will come up again and be voted upon at the Annual Meeting to be held on Memorial Day weekend in May.

**5. General Manager's Report:** Dick Volckmann handed out his report (distributed electronically), including discussion of:

- Water system freezes: We had three instances this winter where supply lines froze such that water supply to some homes was interrupted, causing some system damage and inconvenience for residents. We contracted with Jerry Palm and his crew came to the rescue by clearing the ice plug and replacing the damaged section. Dick plans to refund some of the water fee paid by those folks who were most affected. The worst case was on the line serving homes on Sunflower Lane, where water froze in the supply line and caused a prolonged lack of service since January (3 homes). The homeowners are understandably upset but have generally been understanding and patient while the problem is located and fixed. The campground still does have water but the ice plug is located near the pump house and precludes water getting pumped uphill. We're working

on leak detection and repair to begin ASAP. Will F. also mentioned the much discussed idea of a water system reserve fund and what we need to get established.

- Paving – some additional paving will be done to fill in a few places that were overlooked on the lower Highland Drive and Homestead Rd, when this work was done last summer. Whatever is done we will likely have to pay a little more for it as the contractor believes he had finished the work agreed upon. Dick is working with him to see what and when the small amount of additional work can be completed.
- Road System - Dick feels we need to do this lignin treatment application this year, even if just to help improve the integrity of the road surface. The road surface has been problematic this winter, especially when we get rain storms. Many of the roads have lost their crown and the ditches are filled.
- Fences - The fences around the perimeter of the community serve to exclude cows from getting into the roads and properties. However, they are a near constant maintenance problem and some sections are in serious need of replacement. Dick has talked with a fence company for an estimate of what it might cost to fix the worst sections. He will meet him in the field next week to get an estimate of the cost and potential for replacement of the worst sections.
- Dogs - Unsupervised and free roaming dogs are causing some concern among community members. Some of the dogs are perceived as being aggressive. John suggested we put something in the newsletter to ask people to supervise or leash their dogs.
- Weed Control - we will be doing some applications of herbicides to control noxious weeds and select locations.
- Water System Conference for Continuing Education Credits - both Craig and Dick attended these sessions as required, and found them nominally useful.
- Pool assessments and tax payments - pool assessment payments are all good, but several folks haven't paid anything or very little. Dick is following up with them. The failure to pay by these few individuals puts a financial burden on the rest of our community, who have to make up for the shortfall from reserve funds. In another item, our accountant found out that all HOA's have to pay a water distribution tax fee, paid to the Washington State Dept. of Revenue. The HOA can reduce their tax payments by deducting the cost of capital improvements. We've had unexpected fees over the last few months of over \$12K for back taxes. These have been paid and we are caught up.

## **6. Discussion topics:**

Nightly rental limitations - we had already discussed the limitation of this, but we do know that some of the owners are doing an end run around our prohibition (as in our CC&R). The County has ruled by ordinance that they will not allow any nightly rentals in Edelweiss after 2021; the existing 5 units that do so now, will no longer be permitted. Dick will put another piece in the newsletter.

Possibility of selling vacant Edelweiss properties - There are a few community owned lots that the EMC is thinking of selling to generate some funds to take care of ongoing and emergency operational expenses. If the property is excess to the community needs, the EMC has the right to dispose of the property to raise funds. This will be discussed more fully at future board meetings.

## **7. New Business:**

Water rights review- The community needs to revisit this issue of quantifying and securing our future water rights. July of 2020 is the deadline to get this affirmed. Several board members will start a new group to delve further into the background and see if we can move the issue towards resolution.

DNR timber sale - road use request for Eagles Nest Rd. The Board agreed to allow DNR to use the Eagles Nest road to haul timber out of the small sliver of DNR land that abuts the community boundary. The thinning operation will benefit the community by removing fuels adjacent to the community boundary. The hauling operation will be completed in two days. Steve R. will put the DNR forester, Jake Townsend, in touch with Dick and Craig to work out the details and ensure protection of buried water pipes that are along the road. Other board members asked about how the logging slash will be handled and if there was an opportunity to have DNR pay for some of the fencing in that area. DNR has offered a one-time payment of \$500 for the one of the road for this purpose, and will repair any damage they cause and grade the road so that it is as good as or better than they found it.

Firewise - Firefighter and board member Josh will ask Fire District 6 Chief Cody Acord to come to our annual meeting and speak about how Pine Forest was able to pay for their community-wide firewise clearing. Also, if he has any opinion on the readiness of Edelweiss in terms of fire. Josh suggested that we hold a forest fire readiness drill (triage) with the District 6 later this spring, to do a more thorough assessment. Community members will be alerted to when this will take place.

#### **8. Three vacancies on the EMC Board - • Search for 3 open positions on Board of Directors**

It's that time again to recruit from our community membership some candidates who desire to run for election to our Edelweiss Maintenance Commission. Candidates will be voted upon at our upcoming annual meeting on Memorial Day. This year there are three positions, as three incumbents terms are expiring. Those terms expiring are:

♣ **Steve Ralph**

♣ **Bill Craven**

♣ **Josh Jankowski**

Josh Jankowski said he won't seek re-election. Not clear if Bill Craven will seek re-election. Steve has stated that he will seek a second term, but not as secretary.

**9. Annual Meeting EMC Board meeting** is scheduled for the Annual Meeting on Memorial Day, May 27<sup>th</sup>. Topics to be discussed are to include the audit, firewise readiness, slate of candidates, the need for an audit, major repairs to the water system and others.

10. Executive Board Discussion - The board had a private discussion to find a resolution to ongoing conflicts between some neighbors.

11. **Adjournment** at 8:30 PM