

Edelweiss Board of Directors Meeting

January 28, 2014

Present: Coventry Jankowski, Larry Halford, John Kirner, Alan Fahnestock, Will Fohrell, James MacDonald

Absent: Don Fitzpatrick, Chris Skagen, Lisa Tabbut

Staff Present: Dick Volckmann, Craig Hook

Guest: Steve Ralph, Jon and Kathleen Blake

Chair: John Kirner

Minutes Recorder: Fahnestock

Meeting opened at 6:01 PM and closed at ~7:30 PM.

1. Minutes of the Last Meeting	Action
Minutes of last meeting approved unanimously.	
2. Treasurer's Report --- James MacDonald	
<ul style="list-style-type: none"> • 2013 income up ~\$2500 over 2012 • Expenses up ~\$5400 due to pool maintenance, other • Cashflow positive ~\$10000 • Year-end figures overall extremely close to budget (within \$50) • Member meeting to approve 2014 budget: 2/8/2014, 9:00AM, Campground Bldg; budget posted to web-site for perusal 	
3. Manager's Report --- Dick Volckmann	
<ul style="list-style-type: none"> • Invoices for dues mailed • \$61K in owner payments to date • No snow/sanding issues • No water issues • Prepared to begin ordering water-meters for summer installation (1/3) • Dispute between two owner/members: not a Board matter, but Dick to circulate e-mail requesting compliance with "Dark Skies" principles (no bright, constant, visible lighting except as necessary) • Interjection by John Kirner: OCEC planning to upgrade/replace powerlines in Edelweiss. How many? Which ones? Can we take advantage of their excavation? Hook and Fahnestock to contact OCEC GM to clarify • Final survey results: <ul style="list-style-type: none"> ---NO to paving (large margin); ---REPLACE pool (substantial plurality). Vote on pool proposed by Coventry Jankowski for annual meeting. Countered by Kirner with suggestion that Board get better numbers first. Long Range Planning Committee to undertake research. ---YES to changing CC&Rs via "quiet title". 103 members plan to attend annual meeting for official vote. Coventry and Lisa Tabbut to work out wording for ballot. 	
4. Water System/ Engineering Report --- Will Fohrell	
Awaiting final report and answers to PRV design questions from Erlandsen, so PRV project (water pressure rectification) can go forward: order materials, hire excavator, etc. \$14K allocated in budget for both PRVs, management to get estimate for	

approval by Board. More info at March meeting	
5. Old business	
<ul style="list-style-type: none"> • Brief re-visit to yurt question. Frasier declined to sign proposed letter of agreement, but promised to remove the yurt by June 1, 2014. Board agrees that, if this happens, he will have demonstrated “temporary” nature, issue resolved provided he does so every year. Otherwise invoke Architectural Review criteria to bring pressure. Larry Halford suggests necessity of consistency in dealing with such issues, including with regard to the “garden shed” erected in campground. Agreed all around, but wait-see. • How to deal with non-payment? Two primary offenders. Volckmann to develop policy entailing strict notification, tagging, lien, water shut-off, for presentation to Board at next meeting and, if approved, immediate adoption. 	
The next meeting is scheduled for March 11, 2014, 6:00PM, Kirner’s.	
7. Executive Session (if any)	
NONE	