

# Edelweiss Board of Directors Meeting

## Date March 11, 2014

**Date:** March 11, 2013

**Present:** Coventry Jankowski, Larry Halford, John Kirner, Jim McDonald, Don Fitzpatrick, Jr., Alan Fahnestock, Will Fohrell

**Absent:** Lisa Tabbut, Chris Skagen

**Staff Present:** Craig Hook and Dick Volckmann

**Guests:** Carol Tilley, Nancy Kirner, and Tom Lasater

**Chair:** John Kirner

**Minutes Recorder:** Don Fitzpatrick, Jr.

The meeting opened at 6:00 PM at John Kirner's home and closed at 9:22 PM

1. Minutes of the Last Meeting	Action
Jim McDonald moved approval of the minutes of the last meeting as written. Second by Larry. All attending board members voted for except for Don Fitzpatrick, who abstained because he did not attend the meeting. (January 28, 2014)	<b>Minutes approved.</b>
2. Treasurer's Report	
Jim McDonald says the largest changes are due to incoming dues. Property taxes have been paid. He has also paid for the sewer work and Erlandsen's work to date.	
3. General Manager's Report	
<p>Dick Volckmann furnished a two page written report and summarized it as follows:</p> <ol style="list-style-type: none"> <li>1) Accounting took a significant amount of time as he recorded and deposited approximately \$160,000 in dues and fee income. About \$44,000 is still owed including payments not due until April 15<sup>th</sup>. At this time 38 property owners are in arrears, which total \$15,237, and a reminder letter will be sent.</li> <li>2) Snowplowing and clearing required constant contact with Jerry Palm starting at 5:00 AM with snow measuring. As we all know the past month or so has been a challenge, but he was pleased with the job Palm did. For a couple of weeks they worked long days plowing in the morning and then blowing the snow away to keep the roads wide enough. Dick Volckmann reported that most of the time there was too much snow, or too much snow accumulating to make sanding effective, but sanding was done when possible.</li> </ol> <p>He said that some people occasionally struggled with driving conditions, which should come as no surprise, living in the mountains and experiencing such magnitude and frequency of snowfall. He proposed, and the Board accepted, that he and Craig Hook write an official standard for road conditions, including exceptions that are impossible for us to meet, and recommendations for winter equipment for residents. When complete, this policy will be distributed to all property owners, rental and real estate agents, and posted on our internet site. There was considerable general discussion of winter road standards and input</p>	



Don Fitzpatrick was instructed to contact an appraiser and get him in touch with Dick Volckmann for the lot details in order for us to obtain an appraisal to help us make a decision.

Tom suggested we ask for any helpful input on vendors from our members because some may have contacts we do not.

### **Water**

Will Fohrell handed out 21 pages of the Erlandsen report, which he hopes is the final draft. It gives us a better view of where we are and what our plans are for 2014, 2015, and 2016. Altogether 11 projects to improve that need to be done to either improve our system or bring it up to standards have been identified. Four are scheduled to be accomplished over the next 3 years.

Discussion was held to clarify specifics of the work proposed for 2015 and 2016. Will Fohrell promised more information and clarification on those specifics in future meetings.

Craig is working on cost proposals for the 2014 work which will be done in the spring. This work is the installation of new PRV,s on Quaking Aspen and Cassal Roads. Also included is the replacement of one standpipe. This work includes piggybacking on OCEC (the Power Company) work being done on River Road, where we will install a new line, and bring seven services up to the required standards. Home owners will be notified soon of the work and their share of the costs.

The Board gave clear instruction to Craig Hook, who plans to use as many as 3 or 4 contactors, to be sure to get their fee rates for men and equipment prior to contract approval. If he can get a bid that specifies a dollar amount that it will not be exceeded, that would be very good.

The Board agreed that we proceed with the 2014 work at a current estimated cost of \$18,000, following the verification of pricing and comparable rates from the vendors.

In addition to the above work, after some two years of planning, 2014 will be the first year, of three years, of meter vault, and new meter installations to bring us up to State Health Department requirements by their deadline. This work is at the homeowner's expense. Letters on the meter work will be sent to each property owner telling them which year they should expect the work to be done and the cost estimate of what their cost will be.

### **Violations of CC&Rs**

The yurt owner has advised us that the yurt is going to be moved in April. Additional discussion on the existing shed and any requests for future sheds at the campground was not conclusive and will be continued in the future.

**Appraiser will be selected.**

**2014 Water System work approved.**

**2014 Meter Work is being scheduled as planned.**

<b>5. New Business</b>	
<p><b>Member Concerns</b></p> <p>Right after the minutes were approved two guests were introduced and made comments to the Board. They were then excused. During New Business the Board discussed each item brought up by Carol Tilley and Nancy Kirner in their written comments.</p> <p>Nancy Kirner's comments centered on Edelweiss road standards as they relate to winter storms, plowing, sanding, and recommended equipment for driving in Edelweiss. This way homeowners, their renters, their friends, and others would have a better idea of what to expect and we could mitigate the risks associated with winter driving in Edelweiss for homeowners and guests. The Board felt that we had taken the first step to address this in the earlier part of the meeting.</p> <p>Carol Tilley requested that the Board terminate Dick Volckmann as our manager and prepared a page of concerns. Many of her concerns were due to Board action and not due to any action by Dick Volckmann. Some concerns were not clearly understood by the Board. But, each concern was discussed in detail and John Kirner will address a response to her in writing. Termination of Dick Volckmann did not seem appropriate to the Board.</p> <p><b>Nominating Committee</b></p> <p>John Kirner appointed Coventry Jankowski, Alan Fahnestock, and Larry Halford to the nominating committee to come up with a slate of candidates for the annual meeting.</p>	<p><b>Carol Tilley's comments to be addressed in writing.</b></p> <p><b>Nominating Committee formed.</b></p>
<b>6. Misc. Including Next Meeting Date</b>	
The next meeting was scheduled for April 29, 2014.	
<b>7. Executive Session (if any)</b>	