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)	Minutes approved.
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	
 Dick Volckmann furnished a two page written report and summarized it as follows: 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 15th. At this time 38 property owners are in arrears, which total \$15,237, and a reminder letter will be sent. 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. 	
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	

from the Board.

- 3) He reported that he has had some dog complaints and that he sent an email to all lot owners urging them to use common sense in restraining their dogs from wandering or intimidating others. He received several (13) emails thanking him, or commenting on the issue in response.
- 4) Dick Volckmann said that Waste Wise wants to increase our recycling fee and he will be negotiating this fee increase.

4. Old Business

CC&Rs

Coventry Jankowsky said she is pleased to have Dan Seligman (a Seattle attorney and homeowner in the community) volunteer to help on CC&Rs. A presentation will be made on the CC&R status and recommendations suggested by the committee to the homeowners at the annual meeting.

CC&R update planned for annual meeting.

Swimming Pool

From our survey it is clear that a strong majority of our homeowners desire a new or enhanced swimming pool. Tom Lasater reported that the Long Range Planning Committee has two persons he has talked to and one estimate. The estimate is for an irregular shaped pool in two different sizes. Tom Lasater took the estimates and added estimates for the engineering (required due to public use), decking, solar, cover, equipment, and taxes. The small pool would be approximately \$141,000 and the large one would be approximately \$163,000.

Several other names have been given to him for future discussion. Timing of construction was discussed and Tom Lasater said he is contemplating a fall demolition and basic preparation, with finish work completed in the early spring so we would not miss a season.

Alan Fahnestock moved that Tom Lasater's Committee continue to further clarify costs and the process for building a new pool at Edelweiss. This would include costs of engineering, equipment, contractor expense, and payment options. This includes permission for him to spend up to \$6000 for engineering. Larry Halford seconded. Passed unanimously.

John Kirner suggested a financing alternative to the Board that would include a sale of one or more pieces of Edelweiss property to finance the pool and reduce the assessment. We could present these options to our members at the annual meeting. The sale of one or more of 4 vacant lots owned by the community would provide cash, add to our dues income (because we would receive dues from the lot, where we do not receive any dues as long as the EMC owns it), reduce EMC property taxes, and reduce any maintenance, insurance, or related costs on the property. Proceeds of such a sale would be used for capital expenses.

Motion to move ahead with pool improvements 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.

5.	New Business	
	Member Concerns	
	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.	
	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.	
	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.	Carol Tilley's comments to be addressed in writing.
	Nominating Committee	
	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.	Nominating Committee formed.
6. Misc. Including Next Meeting Date		
	The next meeting was scheduled for April 29, 2014.	
7. Executive Session (if any)		