

# Edelweiss Board of Directors Meeting

## Date April 23, 2013

**Present:** Coventry Jankowski, Larry Halford, John Kirner, Don Fitzpatrick, Jr., Lisa Tabbut (by phone), Alan Fahnestock, Chris Skagen, Will Fohrell

**Absent:** Leonard Yerkes

**Staff Present:** Dick Volckmann

**Guest:** Tom Lasater

**Chair:** John Kirner

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

Meeting opened at 6:05 PM and closed at 7:52 PM.

1. Minutes of the Last Meeting	
	Action
Coventry Jankowski moved approval of minutes as posted. Second by Chris Skagen. Approved unanimously.	
2. Treasurer's Report	
<p>Coventry Jankowski presented a written report summarizing our position and backed it up with the current P&amp;L and Balance sheets. She said that it causes an inconvenience and extra work to transfer the surplus of our annual income to the Water Fund prior to March each year because it make us short of funds to pay normal bills prior to the general fund being replenished by current year dues assessments. The Board decided that, in the future, this transfer would be done routinely in March each year.</p> <p>Dick Volckmann said we would have additional funds to transfer to the Road from Evans, Baber, Lallement, and Fitzpatrick. Also, additional funds from Evans and Baber for the water fund. (These are all due to new construction projects.)</p> <p>We are still experiencing errors from Bradshaw's accounting office, primarily due to the inexperience of our account staff member. Coventry Jankowski and Dick Volckmann will talk to Bradshaw again about our frustrations. Neither thought we could receive any better service at the same price from another provider, suggesting it would be best to continue to work on the issues with Bradshaw.</p>	Policy Decision
3. General Manager's Report	
<p>Dick Volckmann presented his report in writing. He commented on some pruning that was done on Dan Hagan's property for the benefit of road maintenance. Dan Hagan was concerned because there was no communication prior to the work. Craig Hook has discussed it with Dan and will go talk to him again when he returns from vacation.</p> <p>The Board also discussed Dan Hagan's set back issues and how we might assist him when he wants to build his garage.</p> <p>Dick Volckmann recommends we stay with Cascade as our provider of Lignum this year. Cost will go up by \$7.00 per ton due to increased cost of material. The Board encouraged earlier grading and application of the material if possible.</p>	

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<b>4. Old Business</b>	
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<p>Water</p> <p>Will Fohrell reviewed our contract with Erlandson and their current tasks and progress. They are on schedule. He talks with them each week. May 10<sup>th</sup> a formal meeting will be held here to review their findings and recommendations. A final report should be available by our annual meeting.</p> <p>CBAR Committee (CC&amp;Rs update)</p> <p>Coventry Jankowski met with real estate agents, homeowner associations, and Michael Brady, who is an attorney. Mr. Brady has some good experience with the issues. She is meeting again with him on Thursday, May 2<sup>nd</sup>, and encouraged any other Board members to join her in this meeting.</p> <p>She provided a written report of the committee activities and was especially encouraged by a meeting with Andy Kundig, Past President of the Pine Forest Homeowner’s Association, who led the CC&amp;R changes for their community. He provided ideas on how to best accomplish the changes.</p> <p>She has spent \$100 on attorney fees to date.</p>	
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<b>5. New Business</b>	
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<p>Metering Policy</p> <p>A draft of the proposed Metering Policy (prepared by Alan Fahnestock) was approved with some comments. A cover letter will be included explaining the reasoning behind the draft and other alternatives considered. Alan Fahnestock will update and finalize the draft and send out a final draft, which the Board will approve by email in order to present it to the general membership at the annual meeting.</p> <p>Annual Meeting</p> <p>Dick Volckmann was given the task of e-mailing reminders of the annual meeting to members and asking members who may be interested in the Board positions to please advise us.</p> <p>Three positions are up for election. The current Board members filling these positions are John Kirner, Larry Halford, and Leonard Yerkes. The current possible candidates for the three positions include: John Kirner, Larry Halford, Steve Edger, Jim McDonald, and Bill Craven. Don Fitzpatrick will introduce the candidates at the annual meeting.</p> <p>Dick Volckmann will provide a voting system.</p>	<p><b>Vote by email anticipated</b></p>
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Board President, John Kirner will provide a President's Report and present the Metering Policy. Dick Volckmann will present a Management Report and talk about our common sewer project. Coventry Jankowski will present a Treasurer's report including a summary of our significant water funding efforts.

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**6. Misc. Including Next Meeting Date**

The next meeting is scheduled following our Annual Meeting, May 25, 2013. The following Board meeting will be on July 16, 2013.

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**7. Executive Session (if any)**

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