

Edelweiss Board of Directors Meeting

Date April 29, 2014

Present: Coventry Jankowski, Larry Halford, John Kirner,, Don Fitzpatrick, Jr., Alan Fahnestock, Chris Skagen, **Absent:** Jim McDonald, Lisa Tabbut, Will Fohrell (Alan had to leave at 6:50)

Staff Present: Craig Hook and Dick Volckmann

Guest: Dwayne Putske, Katherine Bill

Chair: John Kirner

Minutes Recorder: Don Fitzpatrick, Jr.

The meeting was held at John Kirner's home and opened at 6:00 PM and closed at 8:15 PM.

| 1. Minutes of the Last Meeting | Action |
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| <p>A motion for approval of the minutes of the 3-11-14 meeting was made by Chris Skagen. Second by Don Fitzpatrick. Passed unanimously.</p> | |
| 2. Treasurer's Report | |
| <p>Dick Volckmann filled in for Jim McDonald. He passed out the P&L sheet and told us that we have received a little over \$186,000 in dues and fees. We have approximately \$12,000 in receivables, but they are continuing to go down. We have spent about \$66,000 to date, including \$29,000 to Palm for snowplow work, which we will now bill to members. There are no major changes in Sewer Fund, Road Fund (\$18,000), Water Fund (\$41,000), or Savings (\$60,000). Checking is at \$121,000.</p> <p>Coventry Jankowski inquired about the Legal Fund we agreed to set up. Due to a misunderstanding it has not yet been set up, but Dick Volckmann will see that it is.</p> | <p>Dick Volckmann will set up Legal Fund.</p> |
| 3. General Manager's Report | |
| <p>Dick Volckmann reported on the progress on the water meter project. He said the meters, setters and associated equipment are very expensive, which we knew. He is sending out letters to homeowners that will have their meters put in this year. (We are doing one third of the meters each year for three years to meet the State's required deadline.)</p> <p>Dick Volckmann also reported on the water improvement progress, which is on schedule. However, he said that it is unlikely we will have increased water pressure in the upper reaches of Trillium soon enough to accommodate Steve O'Neil's building plans on a lot he owns at one of the highest elevations. The Board feels we need to have a policy to address this issue so Mr. O'Neil is not inconvenienced. John Kirner will talk to the Dept. of Health about our alternatives. Dick Volckmann will talk to our engineer (Erlandsen) to see what they recommend. In addition, Dick Volckmann will contact Steve O'Neil to let him know we suspect there will be an issue and we feel obligated to help him with it and are actively pursuing the proper solution.</p> <p>The comments received from members on dogs were discussed. The board determined it is not really a Board issue, but we will continue to talk about it in our newsletters and general meetings in order to encourage dog courtesy.</p> | <p>Possible low water pressure issues being addressed in three ways.</p> |

4. Old Business

Pre-arranged Member Request

Katherine Bill made a pitch for the community to provide lignum application on a short stretch of about 700 feet on W. Fawn Creek Rd. The additional cost was estimated at \$1400, based on what they have paid in the past.

Coventry Jankowski moved we include Fawn Creek this year. Second by Larry Halford. Unanimous vote in favor. In the significant discussion we agreed to work at making up the extra expense by making sure existing applications did not go any further than specified, possible reduced grading, and then make up any balance over our estimated budget amount from general funds.

Swimming Pool Progress

Dick Volckmann said he had discussed the possible sale of lots with attorney Michael Brady, who does not think we are getting any tax break on the lots. Dick Volckmann has identified which pieces are green space and which are lots. He also reviewed our by-laws, which clearly indicate that the Association can legally sell the lots.

Coventry Jankowski indicated she is concerned about selling property for a luxury item (ie. Swimming pool), when the majority of the members have agreed they want the pool and indicted they are willing to pay a special assessment for it.

Due to slow responses from contractors, it does not look like we will have firm bids and enough to present at the annual meeting for people to vote on, but we will report where we are in the process.

Non Payment Procedures

In addition to our procedure for handling slow or non-payment of bills by members the Board agreed that a water shut off policy should be formalized by Dick Volckmann, put in writing, and presented to the Board for approval.

Campground Sheds

The Board is reluctant to accept new sheds in the campground until we have a policy. The Board plans to contact the campground owners and try to determine what they really would like in the way of a policy. Naturally they will have to meet architectural criteria, aesthetic values, and limitations in size, if approved.

Motion approved to provide lignum on W. Fawn Creek Road.

Dick Volckmann to write water shut off procedure

Dick Volckmann will follow through.

5. New Business

Signs needing repairs were mentioned and Craig Hook said he will repair or have

repaired.

The Firewise issue remains important to our community due to the threat posed by any wild fire. The Board heard Dwayne Putske endorse this and encourage everyone to continue to participate in fire prevention and use of good common sense. The Board agreed to add it to the annual agenda.

Annual Agenda Plans

The announcement of the annual meeting on May 24th will be made by newsletter and be sent out very soon. The following items will be on the agenda:

President's Report

General Manager's Report

Pool Progress – Tom Lasater and/or John Kirner.

CC&R Progress – Coventry Jankowski and Lisa Tabbut

Water Plan Status – what we have done, what is coming – Will Fohrell

Water Meter Installation Plans – Dick Volckmann

Firewise Work – Alan Fahnestock

Voting for three new Board Members

The nominating committee presented a list of six candidates. Don Fitzpatrick will contact them, confirm their interest, and arrange for them to provide a written bio. This will be done the week of May 12th because Don will be out of town until then.

6. Misc. Including Next Meeting Date

The next meeting will be a brief meeting scheduled for May 24th, following the annual meeting.

7. Executive Session (if any)