

Edelweiss Board of Directors
Meeting Minutes
Special Meeting of June 8th, 2015

Present: John Kirner (President), Steve Ralph (Secretary), Bill Craven, , Josh Jankowski, Will Fohrell, Kurt Schumacher (newly elected), Larry Halford

Absent: Alan Fahnstock (V. Pres), Jim McDonald (Treasurer)

Staff Present: Craig Hook and Dick Volckmann

Guests: Pat Leigh, Tom Lasater (Pool Guru).

Chair: John Kirner

Minutes Recorder: Steve Ralph

Meeting was opened at 6:00 PM and closed at 8:50 PM.

Agenda

A. Pool vote on “if and how” to proceed to build a new pool

There are two issues to be resolved regarding moving forward with the new pool:

(1) Do we need another vote of the members on the pool given that its construction is more expensive than originally envisioned?

There was considerable discussion of this topic. Some noted that the first and only formal vote of the membership resulted in more than 50% of the members voting, and of them, a substantial majority voted in favor of the financing and building of a new pool. A second, more informal survey was conducted via email in early 2015 and again, most of the voices heard favored moving forward despite the anticipated ~ 30% increase in cost.

Our attorney, Michael Brady does not feel we need to go back to the members for a vote just because of the increased cost estimate. This new estimate will increase the cost per lot to ~ \$287/lot/year, spread out over all three years, for a total of ~ \$860 per lot assessed over three years. The Board members in attendance this evening voted that we do not need to conduct a new official vote of the membership because of the increased cost estimate.

(2) The second issue for consideration by the Board this evening is to consider moving forward with the pool, considering all issues and new information.

Tom Lasater briefed the board on the background of the pool design and the original bid, and what new information has surfaced from the two new construction bids we've received in recent months. The cost estimates have increased to ~ \$180,000, which does not include the need for local contractors for demolition, excavation, the cost of the new heat pump, electrical work, and finish work on bath house and fence. We've considered two new bids, and the more professional but higher bid coming from a company called KrisCo. This company has a proved track record in pool construction and seems to be the consummate professionals in their field with decades of experience. Tom strongly feels that they are the best option for us. Their one year guarantee only lasts one year, due to issues of chemistry that could undo their work, but they explained their rationale and it does make sense.

There was much discussion about other ancillary costs associated with the construction, including the housing and per diem costs for the crew of 2 – 4 folks for a total of ~ 26 nights. The community will investigate options for providing housing to offset such costs.

Tom also had some information on the layout design of the pool. The free form pool is the design supported by the community and the one that we now have engineering drawings and a permit for. However, the folks from Kris Co. offered that a straight-line pool (in the shape of an "L") is more efficient, requires less excavation, is easier to heat and accommodates more users than the free form polygon shaped pool. The pricing might be a bit less but we'd need to redo the engineering which would eat up any savings. With this design, we'd still retain a seat or bench with this new design.

Much discussion about the merits of the new, straight line design in terms of area use efficiency vs. a free form shape. There was strong support for keeping the free form pool as we already have the engineering design drawings and the permit. Making changes at this stage would incur additional costs and possible delays in moving forward on the demolition and construction. Considering all of these issues, the Board took a vote that resulted in the majority decision to move forward on the pool.

A motion was made and passed by voice vote to move forward with the original design and begin construction this fall once the pool closes.

B. EMC policy on open burning:

After the excellent presentation by community member and volunteer fire fighter Josh Jankowski at the annual meeting about the fire hazards facing the community and what mitigation actions could be taken to reduce the risk, there was much discussion of what actions the Board could take to address the issue of open burning of slash piles before there was a formal county-wide burn ban. Dick suggests that we have a ban on open burning once the relative humidity, wind and temperatures exceed a certain limit. Much discussion of how to drive home that message and get the cooperation of community members and what alternatives to burning there are (such as a chipping service every so often). We discussed increasing the signs posted in several places to encourage folks to not burn. Dick will get a few more signs and post them at the dumpster and mail boxes. No motion was necessary.

Also, Dick will send out some info on fire-wise and call Fire Wise folks to see if he can come up and make available the big chipping machine to provide a means to get rid of accumulated slash piles and dead/down woody debris. Dick will report soon on his efforts.

C. Signage for dumpsters:

We've had a rash of illegally dumped hazardous materials in our community dumpsters, including motor oil that ended up contaminating materials at the County Transfer Station in Twisp. We, as a community, face possible fines for this illegal and hazardous material now in the waste stream.

There was much discussion about what actions we can take to prevent this from happening again and to identify the culprits. The combination on the locks at the dumpsters have already been changed, but this did not prevent a second incident from happening a few weeks ago.

Actions to be taken include additional signage posted to discourage folks from dumping oil and other illegal materials. We discussed the idea of installing security cameras to perpetrators. Craig will investigate this option through discussion with the maintenance supervisor at the Twin Lakes Community, as they have such a system. Twin Lakes also has a "key" card issued to each resident who uses the dumpster, which allows for identifying who disposes of garbage and at what time of day. New signs will be put up and other issues investigated.

D. Use of common campground areas and stay limitations:

The Board had some discussion about the common campground areas intended for guests to camp, and the recent incident of one couple whom have been occupying one such camp site for many weeks. Guest campers using the area are supposed to have the permission of a community member. The Board passes a motion that states a maximum stay to 7 days only. Then they have to move out of the campground. This motion voted on and approved by all of those present at the meeting.

Next Meeting Date

The next meeting was scheduled for Monday, August 31st at 6:00 at John Kirner's house.