

Edelweiss Maintenance Commission

Minutes of Board Meeting on July 20, 2017

1. **Call to Order:** The meeting was called to order at 6:05 PM by President John Kirner. In attendance were John Kirner (Board President), Steve Ralph, Will Fohrell, Alan Fahnestock (Vice President), Chuck Timchalk (Secretary), Chuck Armstrong (Treasurer), Kirk Schumacher, and Sern Watt. Also in attendance were Dick Volckmann (General Manager) and Craig Hook (Operations Manager).

Absent board members included: Sara Knapp

Community Members also present: Mike Shirley

2. **Approval of minutes:** Minutes for the Previous Quarterly Meeting (April 10, 2017) were approved by a voice vote. Minutes of the annual meeting were available but had not been reviewed so they are deferred to next meeting.

3. **President's Report:** J. Kirner reviewed some of the key issues within the community. There has been a lot of communication and concern about the roads by community members. Members have asked about paving and lignin application. J. Kirner shared other concerns that have been expressed which are consistent with the current focus of the board.

General Discussion during President's report: S. Ralph raised questions about mapping what is under the road, this would be needed before we were to pave. OCEC will be working to replace power lines and the plan remains to deal with water pipes at the same time. Any decision to pave will be 3-4 years out and this would most likely be a special assessment.

4. **Treasurer's Report:** Treasurer, C. Armstrong presented his report. He talked about the Sewer Fund transfer of \$65,000 from the pool checking to sewer fund. J. Kirner provided perspective on changes in pool cost (increased deck and fire hydrant). However, from a cash point of view we are in good shape. The EMC savings is generally around \$60,000 however, \$10,000 was used for pool. None of the typical adds to the savings accounts have occurred this year. Anticipate that additional transfers out of cash will be done by end of year. C. Armstrong raised questions about need to revise bylaws to address how we can modify dues. Recommend a blend of special assessments (as needed) and raising dues annually. Sewer fund (\$168,000) is greater than needed, and there was some discussion by board members about how one might access the funds particularly if there is an emergency need. This was followed by some general discussion concerning the sewer systems/fields.

5. **General Manager's Report:** D. Volckmann distributed reports electronically which are here included in these minutes:

Water System –

Freezes- -As reported in January, the water lines on Sunflower Lane and a portion of the line under Trillium had frozen.

The Sunflower Lane/Campground water line was repaired as soon as the ground was warm enough to dig in. Two leaks were discovered; one at the point where the water line to Sunflower went under Goat Creek Road (\$6144.03 to repair) and the other between the camp-

ground bath house and the maintenance shed (\$2666.73 to repair). The Coop participated in the repair of the line under Goat Creek Road (\$1466.50).

We have a rough estimate from Jerry Palm to replace the section of the Trillium line with a deeper 4" line. The total, including three new connections and a couple new valves should be about \$10,000.00. We'll be narrowing that amount down further. Palm is confident we can do the work before it freezes again this fall. The Coop is willing to participate in the excavation by burying their own conduit. Their share of the cost will be about \$3,000. That amount again will need some refining, but the costs are all within an amount that we can afford spend from our water system fund.

Eagles Nest – Craig, John Kirner and I were able to mitigate the widely variable water pressure on Eagles Nest. The Eagles nest line was being starved of water every time the Highland booster pump still-well filled when the pumps came on. By cutting down on the flow of water into the still-well, pressure was maintained on Eagles nest, where, so far, the residents are experiencing uninterrupted acceptable water pressure. There was a worry that by cutting down on the flow of water into the still-well, the reservoir above Trillium would not receive adequate supply, however that is not the case, and the Trillium system is experiencing adequate supply.

Road Repairs –

We have had several comments from folks hoping that we will apply lignin to the main roads, basically Homestead, Highland and Cassal. They are indeed in rough shape with major wash boarding and very dusty. The question remains - - Do we spend approximately \$18,000 for two months maximum of relief from the washboard and dust?

Fences-

The fences between Edelweiss and the national forest have been repaired and so far, we have not had a cow incursion! In fact I haven't even heard one. They may be on the other side of the range.

Weed control-

I disassembled the herbicide application equipment, thinking that we had gotten rid of the major weeds. But I was wrong. There is a prolific amount of growth of mustard, mullien and knapweed along the roadways, which I plan to go after in the next week. Apparently the relatively wet spring contributed to the rapid growth of these noxious weeds.

Street signs –

The old wooden street signs have been replaced with the new reflective aluminum signs. It is already apparent that the new ones are more easily seen, especially at night. All the old wooden signs have been spoken for and delivered. We didn't have to burn any.

Booster pump noise- The Cassal Booster pump has been a nuisance – noise wise – to one of our property owners. The sound was coming mostly from an air vent in the side of the booster pump building. Alan Fahnestock, with hammer and saw in hand, moved the air vent from the front of the building to the back, reducing the sound to (hopefully) an acceptable level.

Property Owner Payments – Pool assessments received for 2017 total just over \$65,000. - One property owner owes all dues, etc. payments for 2017, one owner owes for 2016 and one owes for both 2015 and 2016. The two latter owners have been liened.

Additional Discussions during Manager's report:

Water system freezes: Sunflower Lane and Trillium. Sunflower Lane is now in good shape. The Trillium line was a shallow bury and took Palm several weeks to fix. Trillium line needs to be replaced this year, Estimate about \$6,000-\$10,000 (total). New line and additional hookups needed, there are adequate funds in the water account to do this. This will be 4 inch line/5 ft down. OECD has agreed to participate with this activity since they need to deal with buried powerlines. MethowNet also expressed an interest in putting conduit into any of our ditches. The board briefly discussed the merits of this but no decision was made. Eagles Nest- has been particularly challenging. Currently Eagles Nest has almost full pressure all the time.

Action: D.Volckmann will utilize water funds to complete repair of Trillium line this year.

Road Repairs – \$18,000 is available for lignin and road repairs. D. Volckmann recommended that we proceed and there was a general consensus from the board. D. Volckmann raised questions of road fee to support road repair. We currently have to divert some funds out of our general resources to pay for roads.

Action: A **Motion** was presented to fund lignin and road repair of Edelweiss roads this year. The motion was seconded and unanimously approved by the board.

Action: A **Motion** was presented to put up a NO SMOKING sign at the pool. The motion was seconded and unanimously approved by the board.

Discussions also focused on need to do an assessment of our critical systems (water, sewer, and roads), consideration of outside consultants who could provide engineering evaluation relative to state statutes.

Action: W. Fohrell will follow up to identify firms that can help us assess critical systems as it relates to state statutes, A.Fahnestock and C. Armstrong offered to assist.

Discussion Topics and New Business-

- *Paving.* A question was raised about the need for additional paving at entrance? At this point in time the general consensus was to hold off on any additional paving.

- *Tractor.* A question was raised about the need to consider a replacement tractor as our current tractor is getting old. The board needs to discuss this further.

- *Property conditions with regard to wildfires.* There was general agreement that this is an important issue, but uncertain what legal options exist. J. Kirner mentioned that there was an old study that was done specific to the Edelweiss community. Although useful from a historical perspective it was suggested that it might be outdated at this point in time.

Action: C. Hook will contact Pine Forest to discuss with them how they dealt with the issue in their community to see we could utilize a similar approach in Edelweiss.

- *Discussion Fire safety-* The fire department is doing a quick triage assessment of Edelweiss homes (~70 homeowners requested evaluation) on evening of July 27th. C. Timchalk recommended that we obtain the results of this assessment from the fire department and write a short report on the overarching findings that could then be sent to all Edelweiss home and property owners. S. Ralph requested that a discussion of solutions to the property fire situation be a topic at our next meeting.

Water rights. S. Ralph also would like to discuss water rights for the community. J. Kirner noted that we need to have a specific understanding of what Washington State Department of Ecology is planning/wanting to do about water rights in 2020?

Next Meeting: **tentative Oct 9, 2017**

Board entered Executive Session.

Adjournment at 8:30 PM