

Edelweiss Board of Directors Meeting

Date July 23, 2013

Present: Coventry Jankowski, Larry Halford, , Jim McDonald, Don Fitzpatrick, Jr., Lisa Tabbut, Alan Fahnestock (by phone for the first part of the meeting), Will Fohrell

Absent: John Kirner, Chris Skagen

Staff Present: Craig Hook and Dick Volckmann

Guest: Tom Lasater (Chair of Long Range Planning), Gil Lund

Chair: Lisa Tabbut

Minutes Recorder: Don Fitzpatrick, Jr.

The meeting was held at Don Fitzpatrick's home. It opened at 6:10 PM and closed at 8:40 PM.

1. Minutes of the Last Meeting	Action
Coventry moved approval of the minutes of the last two meetings, April 23 rd , and May 25 th , 2013, as written and posted. Second by Larry Halford. Passed unanimously with Jim McDonald abstaining because he was not at the April meeting.	Minutes approved
2. Treasurer's Report	
<p>Jim McDonald reviewed the financial status of the association. P&L and Balance sheets had been emailed in advance to the Board. He has been working through the changes in signature cards and other requirements to make the change to treasurer. Jim McDonald requested that another name be on the account since he is not here full time. This prompted a review of how invoices are handled and paid.</p> <p>Invoices are approved by Dick Volckmann, scanned and sent by email to Jim McDonald. Jim sends Debra Hoffman (in the accounting office) his approval of any invoices to be paid and assigns the account they apply to. Debra Hoffman then pays the bills.</p> <p>Larry Halford moved that we add Dick Volckmann to the account. Second by Don Fitzpatrick. Passed unanimously.</p>	Dick Volckmann added as second signor
3. General Manager's Report	
<p>Dick Volckmann reviewed the General Manager's report, as sent out prior to the meeting. It included summaries of activities in weed control, cattle fencing, garbage area problems with illegal dumping, swimming pool maintenance and operation issues, lignin application, drainfield design preparation with Erlandsen, and the resulting estimate, collection issues, and a change in our cleaning vendor for the campground building and the pool bathrooms. He will file liens on the four delinquent properties at the end of September. The cleaning vendor has changed from Cleanin' Posse to Jennifer Perryman.</p> <p>Dick Volckmann requested permission to contract with Erlandsen engineers for designing the fourth pod for the drainfield system in the lower meadow, estimated to be \$2,600.00. Once we have the approved design he will contact Jim Wright to complete</p>	Vendor change Liens to be filed

the work.

Don Fitzpatrick moved that Dick Volckmann proceed with the Erlandsen design proposal. Second by Larry Halford. Approved unanimously. Note: The cost of the design increased to \$3900.00 due to 105 pages of requirements sent to us by the state and county for the LOSS OM system manual. This was approved the board via email.

Septic Design Contract Approved

4. Old Business

Water System

Will Fohrell reviewed his written report, previously submitted by email, Erlandsen's report (delivered May 17, as promised) is very good and we are continuing to revise some of the facts and specifications and input data details to improve accuracy. A meeting tomorrow with Erlandsen will answer a few questions and should allow us to start some physical work soon. They have recommended installation of 2 additional (PRV's) pressure reducing valves and some adjustments to others. Will Fohrell hopes we can accomplish this portion this summer. Further engineering analysis is planned to determine other changes in our infrastructure that will improve water pressure issues on Trillium and Eagle's Nest Rd.

Don Fitzpatrick moved that we recycle all the old meters for the benefit of the Edelweiss water fund, as we replace them over the next 3 years to the Sensus meters. Second by Coventry Jankowsky. Passed unanimously

The Pool

Craig Hook said our pool is continuing to require additional maintenance and will require serious maintenance soon. There are three issues: 1) The lining of the pool needs to be addressed; 2) The outside areas such as lawn, falling fence, deck deterioration, failing pipes, aging irrigation system; and 3) The building and picnic areas. He said that re-plastering is expensive and we have not found a good vendor yet, but the estimates we have are around \$18,000 and up.

A general discussion on the subject discussed where we could get the money, whether or not we should close the pool, and how we should approach the decisions required. This discussion included general agreement that this should be considered a long term project financed by an ongoing increase in fees for the capital expenses of the pool. Coventry Jankowski moved that we turn over the research on this project to the LRP (Long Range Planning) committee. Second by Jim McDonald. Passed unanimously. Tom Lasater (Long Range Planning Committee chairman), agreed to accept this project.

In addition, in order to determine what the value of a pool is to our member property owners, we agreed to add one or more questions on the pool to our upcoming survey.

2 PRV's expected to be installed this year

Motion to have Edelweiss recycle old water meters.

Motion to have LRP Committee address pool issues.

<p>CC&Rs</p> <p>Coventry Jankowski reported that we have spent \$1000 on legal help with our CCR's to date. She is proposing a survey to our members with a time frame as follows: Send all wording of questions for the survey to Dick Volckmann by September 20th; Dick will send an email to advise community members of the survey and invite them to participate by email; and a hard copy will be sent out with our next bills. The survey will solicit input on CC&Rs, the value of the Pool and financing options, and interest in paving some of our roads. While no formal action was taken on this, the board agreed to the survey.</p> <p>LRP Committee</p> <p>Tom Lasater said the committee will be glad to work on the pool issue now, since they have completed their previous tasks. He said the members of the committee are typically volunteers approved by the Board chairman. They currently consist of Tom Lasater, Will Fohrell, Alan Fahnestock, Leonard Yerkes, Craig Hook, Karen Reneau, and John Kirner. He said others would be welcome. He wanted to confirm that this was the intention of the board and that the committee was working in the right direction. The Board said they were pleased with the makeup and progress of the LRP Committee and especially appreciated their efforts on the water system work.</p>	<p>Survey to members will be prepared</p>
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5. New Business

<p>Roads</p> <p>Gil Lund proposed asphalt paving for some of our roads to reduce dust, improve health issues, and eliminate the annual application of lignum. He said the asphalt would be about 16 feet wide and 3 inches deep. The cost would be about \$300,000 and the expected life of the paving would be 20 to 40 years. He said financing could be done for 15 to 30 years. Financing over 15 years would be approximately \$1980 per month. Gil provided a power point summary of the need, cost, and details of the proposed project dated May 25th, 2013.</p> <p>The Board discussed the issue, including financing requirements, winter sanding concerns, the number of water lines under the road that may need to be dug up in the future, and other issues. Dick Volckmann will craft questions on the issue to determine the level of interest in our members. The questions will be included in a survey to be sent out.</p> <p>Gil left the meeting following his presentation.</p>	
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6. Misc. Including Next Meeting Date

<p>The next meeting was scheduled for September 24, 2013.</p>	
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7. Executive Session (if any)

Edelweiss Board of Directors Meeting

July 23, 2013

General Manager's Report:

Weed Control

An early start on weed control has proven to be effective, knocking out a lot of the invasive white top, knap weed and mullein in both meadows. However, enough of the weeds always seem to remain to be eliminated next year. I think we are slowly winning the battle, but it will take a few more years before we get the upper hand.

Cattle Fencing

As we did last year, Craig and I walked the National Forest / Edelweiss border fence line, and repairing it where necessary. In particular, a huge dead pine had fallen across the fence above Eagles Nest Road, and a half dozen dead aspens had fallen across the fence near the cattle guard on West Fawn Creek Road. These were all chain-sawed away, and the fence repaired. In addition, as a precautionary measure I cut down 5 dead aspens which were sure to fall in the next year or so. So far - so good - no cattle have appeared on our side of the fence to date.

Wild Creatures:

With the exception of one sighting of a cougar on West Fawn Creek Road, I don't know of any wildlife encounters in Edelweiss this year - no bears, to my knowledge. Perhaps residents are heeding the advice to keep garbage secured and bird feeders inaccessible.

Garbage Area Problems:

We have been having a rash of instances of persons throwing trash (other than household garbage) into the dumpsters. The material has been varied - concrete blocks, stucco mesh, tires, campfire debris, old charcoal grills, etc. We have been warned by Waste Wise Methow, that if unacceptable material is found in one of our dumpsters, it will not be emptied into the garbage truck. Also, we are finding bags of garbage that have been left outside the garbage building - probably from someone who is not a resident.

In an attempt to catch the offenders in the act, we have installed a 'critter cam' aimed at the garbage area. We have some refining to do, because so far the only pictures we get are of cars coming in, and cars going out. We think we have the camera set up too far from the garbage doors to pick up movement of a person. We'll keep tweaking the system until we have some reportable data!

Swimming Pool

As you all know, my hope was to treat the interior of the pool surface with a product which sounded very promising called 'Armor Guard' sold by a company called Ecosmart Epoxy Systems. However when it came to ordering the product in late April, the Ecosmart Company phone rang and rang and no one ever answered. Where they went is still a mystery.

So now we need to decide the direction to go as regards the pool. Do we have it replastered? (\$18,000 or so). Do we think about a new pool completely? (\$ Many). or what?

Lignin Application

Lignin application was held up for a week after it was planned because of the surprise excavation on Homestead Road by Potelco Co. installing a new telephone feed working for Century Link. The application was accomplished on July 19th. My sense is that Cascade Concrete did a good job again this year in covering Highland, Homestead and Cassal. The application was aided by Mike McHugh excellent grading job. The lignin cost was \$9989.18 which represents a \$323.10 increase from last year due to increased cost of product to Cascade

Concrete.

Drainfield:

I have received an estimate from Erlandsen Engineers for designing a fourth pod for the drainfield system in the lower meadow. The estimate is \$2600.00, which is far less than I thought it would be. Also, I spoke with Eric Smith at Erlandsen, and told him that we would need an OM signed by the engineer. He told me that should not be more than a couple more hours of work - - \$400-\$600 - - . I would like the board to give me permission to tell Erlandsen to go ahead with the plan. Once we have a plan in place, it would make sense to me to contract with Jim Wright septic services to make the installation. Jim and his employees are very familiar with the system already, and it should be a simple task for them to make the installation.

Collections:

As of July 23, 2013 our receivables amount to \$5147.12. Whereas 20 property owners owe only for the final snowplowing bill 4 are seriously in arrears. One owner claims that his long-term renter should pay the water/garbage fee, however, I have been unable to cause that to happen. It remains that the property owner, not the renter, must be responsible for all Edelweiss fees.

I do not intend to contact these property owners further, other than to continue to send them overdue notices adding interest and penalty (\$20.00) each month. If payment has not been received by September 30th, a lien will be filed against the property in arrears as per Board authorization.

Cleaning:

Finally, today I informed the Cleanin' Posse cleaning service that we would no longer be using their services to clean the pool bathrooms and the campground building. They had not shown up in the past three weeks (Craig cleaned the bathrooms) and when confronted they claimed to have cleaned on a week that we knew they had not been there. I told them I did not expect to see a bill for cleaning for July, which was readily agreed to. I have made an agreement with Jennifer Perryman, to do the cleaning. I am familiar with her work and can attest to her reliability. Her services may be a bit more expensive, but will be in line with what we have come to expect.

Dick Volckmann