

## Edelweiss Board of Directors

### Final Meeting Minutes of August 31, 2015

**Present:** John Kirner (President), Alan Fahnestock (V. Pres), Steve Ralph (Secretary), Josh Jankowski, Kirk Schumacher, Larry Halford.

**Absent:** Jim McDonald (Treasurer), Will Fohrell, Bill Craven

**Staff Present:** Craig Hook and Dick Volckmann

**Guests:** Tom Lasater (Pool Guru), Lyn Lasater

**Chair:** John Kirner

**Minutes Recorder:** Steve Ralph

#### Agenda

**1. Call to order by the President (John Kirner)**

President John Kirner opened the meeting at 6:10 PM.

**2. Review of minutes of last meeting or ask for a vote to approve minutes as read (Steve Ralph)**

This was not done at this meeting; and is deferred until the next meeting.

**3. President's report (John Kirner)**

There was nothing to report from John's perspective. He did say that there are two issues of importance to discuss tonight: one is the pool and the other is the road/utility work with OCEC.

**4. Treasurer's Report (Jim McDonald absent but introduced by JK)**

Jim McDonald is absent tonight, but he has sent out his treasurer's report for all to review. There was some discussion about the uncertain costs associated with road and water supply lines that is under way. The work involves a trench up Highland Rd. to the point it meets the utility boxes and more on Lupine. The Board discussed its reserve funds and determined that the community has sufficient funds to complete the road and water supply work and the paving project at the entrance to Edelweiss.

**5- Manager's Report (Dick Volckmann)**

Dick provided a written report for the preceding months that is available upon request. Two of the important items to discuss tonight include:

A. Road Construction Fund and an update on water line/power line installation on River Road and Lupine Road. Dick and John initiated a discussion of the road work at the entrance to Highland on River Rd with OCEC. Work is being performed by Buzzard Excavating. In summary, OCEC contracted with Buzzard to re-route their power line down Lupine and River Rd. so that it would eliminate the line across the creek that was exposed by erosion over the years. This involves new distribution lines down these

routes as well as a new line uphill. The Edelweiss Community also needs to put in a new water line and we wanted to take advantage of the trenching work as it is being dug. The existing water supply line is below the power line in the trench. The community will be cost sharing at a 50% rate with the OCEC and to date that cost to the community is higher because of difficult excavation. The final stages of this work will require the closing of Highland road for one or more days sometime in the next few weeks. This has implications both for residents accessing and exiting the community, emergency services and the travel arrangements of the crew doing the demolition and construction of the new pool.

Some discussion of how to orchestrate the road closure for 2 days so as to not inconvenience residents and not interfere with the pool contractors (they're arriving on the 22<sup>nd</sup> of September to begin construction). Pool demolition begins next week right after Labor Day. Dick will take care of the details and work with Tom who is the point of contact with KrisCo to make sure the road closure does not interfere with the pool construction schedule.

Our cost so far for this project is currently ~ \$13K. The community is going to incur some additional costs on this that exceed our projected allocation. As noted above, the Board believes that its reserve funds are adequate to fund the completion of this project and the Edelweiss entrance road work.

B. Pool Assessments – So far, we've received up to \$43K in payments from lot owners, including 23 lot owners who have paid their full 3 year assessment. The new heat pump is working very well and is highly efficient; already having saved us energy over the cost of the inefficient unit that was replaced.

C. Properties in Arrears – There are a few lot owners who have not paid their dues. This is not uncommon but is a recurring problem. The Board discussed once again the idea of giving notice that if these accounts are not paid in full, we will be shutting off their water. We have discussed this issue repeatedly over the years, and several of us recalled that we had directed the general manager to proceed accordingly. Specifically, every lot owner has two months to pay their dues, starting from the middle of April, or their water gets shut off (by June 15).

John made a motion to send two warnings to the individual before we turn off their water. Steve seconded. Vote approved by all -unanimously. The Board does have the authority to do this, since we are functionally, a public water supplier, according to our attorney Michael Brady.

## **6. Other Discussion Topics –**

*A. Fire- What else can we do to better prepare the community to be able to fight a fire that threatens us. (Resident and Firefighter Lt. Josh Jankowski.)*

John asked Josh to give his thoughts on what else besides Fire Wise actions could the community take to be better prepared to deal with wildland and residential fire risk when it threatens the community. John suggested that we take advantage of the new pool construction to increase the size of the pool drain to allow drafting of water into a fire engine or tender to allow rapid refilling of the engine and thus increase water delivery capacity. This pool reservoir would serve as hydrant and could be a great community asset, at least during the summer months when the water isn't frozen.

A Secondary Road to aid evacuation was discussed. Clearly, with Highland Road being the only reliable way in and out of the community, it would be beneficial to have another access/egress route into the community. The USFS road known as East Fawn Creek Rd. in its current condition is difficult to navigate but could be upgraded to provide a more reliable access/egress option. The Board discussed its various options and determined that approaching the Forest Service to discuss potential improvements to this road was the most desirable. Dick will draft a letter to District Ranger Mike Liu asking for his consideration in making rehabilitation of East Fawn Creek Rd. a high priority (given the events of the last

two years) and offering potential cost sharing to get it done. He'll send a draft letter around to the board for input (this has now been done).

#### *B. Swimming pool issues*

1. Lodging for pool workers (3 to 4) – We've agreed to provide housing for the crew doing the construction on the new pool but we don't have this arranged. The pool crew will start on September 21<sup>st</sup> until they are done on or about Oct 31 of this year. Bill Craven has offered up his place. Frank and Barney from KrisCo are coming over the week of September 14 but they will not stay the night. Other details that need attention include the physical on the ground layout of the polygon shaped pool which is to be done by us with involvement of Frank and Barney.

2. Pool fence removal and pool draining: Alan may handle this task for the demolition. We want to save the glass from the existing fence to re-use. We'll have to drain the pool to allow demolition, and that can take affect via a trash pump we can borrow.

#### **7. Discussion of any new business.**

Dealing with dust issues on our roads continues to be an issue we hear about from residents. The lignin we had applied this summer was not very effective for very long. There was some discussion about the pros and cons of continuing with lignin applications (which cost ~ \$17 K) vs. other solutions such as chip and seal surfaces. Some suggested that perhaps we need to redo a new road base or simply apply a chip seal surface only to the worst sections of the road system. Tom suggested that the long range planning committee may take this on as another task to investigate. Steve volunteered to help Tom on this task. We'll discuss this again at the October meeting.

Dick brought up the numerous real estate signs that have popped up around the community, suggesting that it indicates there is an uptick in the potential real estate market. He also noted the annoying directional signs that point potential buyers to various houses for sale that the real estate agents have installed. He recalls that we have a rule about those directional signs, and will proceed to remove them when encountered.

#### **9. Establishing of date and time of the next meeting.**

Oct 26<sup>th</sup> 2015 at 6:00 PM at John Kirner's house.

**11. Adjournment** - of meeting occurred at 8:35 PM.

**General Manager's Report:**

**Dick Volckmann**

- Assessments for the new pool were sent out on August 11, 2015. To date we have received payments from 100 properties, totaling \$43,680.00. 23 property owners have paid the estimated total of \$860.00 up front.

- To date, 130 iPerl Sensus meters have been installed, 72 in 2014 and 58 so far in 2015.

- The combined OCEC power line and EMC water line installation has been completed on River road and Lupine Road. In addition all new meters (and new vaults where needed) have been installed. Also the lines have been extended under Goat Creek road. Left to be finished is the trenching and power/water line installation up Highland Road to the intersection of Fawn Road. In the process, two cuts will need to be made across Highland Road and one cut will be made across the end of Homestead Road. This will mean some traffic disruption. We are not sure when the contractor will be getting to those cuts, but we'll inform the community as soon as we know.

- The installation of the line up to Eagles nest from West Fawn Creek appears to be a success. The negative water pressures which were experienced before the installation are no longer in evidence. There are occasional drops in water pressure, due, we think to draw down when the Highland booster pump comes on.

- The pool heat pump has proved to be as efficient as we had hoped. Last year we spent \$2343 for propane to heat the pool and the electricity for the pool during the summer cost \$439.67. This year, to date our electric cost has been \$463.09. Granted, our pool season was somewhat shorter this year, but even so, the energy savings has been well over \$2300.

- We've had one cow incursion to date (that I know of). Three cows came across the fence where a tree had fallen on it. I repaired the hole. Other cow sightings on goat Creek Road were of Don Lundgren's stock and not Troy Accord's. You can tell the difference - Troy's are all black, Don's cows are all different colors, brown, gray, white.

- One bear incident occurred when a home-owner's shop was broken into and their dogs food was dragged out onto the driveway.

- During the recent Twisp River Fire, I sent out daily reports, to all property owners, about the fire and how it was affecting Edelweiss – road closures, smoke, evacuation levels, etc. Also included were updates on the closure (and eventual re-opening) of SR20 over the Cascades from Nehalem. The response from all Edelweiss property owners was overwhelming. People were exceedingly grateful to have a source of information that was here on site and was geared to Edelweiss in particular.

#### Bank Balances as of 08/31/2015

Farmers Checking	105,659.13
Savings	61,587.92

Road Fund	18,196.40
Legal Fund	9,018.83
Pool fund	130,000.01
Sewer Fund	37,534.26
Water Fund	413.34
<b>Total</b>	<b><u>362,409.89</u></b>