

Edelweiss Board of Directors Meeting

October 15, 2012

Date: Monday, October 15, 2012

Present: Coventry Jankowski, John Kirner, Don Fitzpatrick, Jr., Lisa Tabbut (attended by phone), Alan Fahnestock, Chris Skagen, Will Fohrell

Absent: Leonard Yerkes, Larry Halford

Staff Present: Craig Hook and Dick Volckmann

Guests: Pat Leigh, Karen Reneau, Tom Lasater

Chair: John Kirner

Minutes Recorder: Don Fitzpatrick, Jr.

The meeting was opened at 3:10 by Chairman Kirner.

1. Minutes of the Last Meeting		Action
The minutes of the May 26, 2012 were unanimously approved as written and verbally reviewed by Don Fitzpatrick.		
2. Treasurer's Report		
<p>Coventry Jankowski presented a written Treasurer's Report through the third quarter of 2012. It is attached, but the main items showed:</p> <ul style="list-style-type: none"> General Savings at \$60,000.00 Water account at \$46,613.85 Drainfield account \$200,581.91 Road account \$9,000.00 Checking account \$46,904.46 <p>The Balance sheet shows Assets of \$362,275.63. Our loan balance to OCEC (Okanogan County Electric Coop) has decreased to \$45,841.88.</p> <p>Total amounts due us from our members are \$1,845.32, made up of 12 accounts.</p> <p>She sought clarification on where to list the legal fees regarding our work with the State Health Department on the sewer moratorium. The Chairman directed her to keep these in operating expenses rather than charge them against the Drainfield account.</p> <p>She said she is trying to eliminate any "other expenses" and also wanted to know where she should show our consulting fees regarding the water issues. The Chairman directed her to put these under the "engineering" portion of the budget.</p>		
3. General Manager's Report		
General Manager, Dick Volckmann, reviewed his written report, which he provided prior to the meeting to everyone. He said we are now actually down to two homeowners who owe us anything. He gave some detail on the water elevations, lengths, and other data measurements that he put together for the RFP (Request for Proposal) for our water system - - as follows:		

General Manager's Report:

1 - Lignin application

We budgeted \$18,000.00 for grading and lignin for the summer of 2012. The total with tax came in at \$15825.08, more than \$2,000 under budget. We delayed the application until the middle of July, thus avoiding the tearing up of the road surface during the July 4th weekend, and also avoiding most of the rainy season effects. The application was the best so far - some of the surface is almost like asphalt - and the roads have remained largely without dust through September and into October.

2- Water System Study:

In July, approximately 70 locations throughout Edelweiss were flagged as points for determining elevations. Where possible, water pressure readings were made at most of the elevation points. Erlandsen Surveyors then took GPS readings at these points, establishing elevations to within a tenth of a foot. Then, using a measuring wheel borrowed from Mike McHugh, the distance between each of the data points was determined. Pipes in the roads (and hillsides) which were not part of the elevation survey were also measured, giving a total measurement of the amount of water pipe in Edelweiss (40,925 feet.) The final task was to determine the actual pressure and elevation of the water pipe below ground at each of the points by calculating the height above or below the GPS elevation point as related to the height of the pressure reading above the underground pipe. All this information was entered on an Excel spread sheet. The information was then sent to two engineering firms, North State Consulting (Mel Hartwig) and Erlandsen & Associates for bids on upgrading the model of the Edelweiss water system. It is my understanding that we have received a bid from Erlandsen, but I haven't seen it yet. I will be talking with Mel Hartwig during the week of October 15.

3 - Edelweiss Large Onsite Sewer System

In July, I sent a detailed letter to Richard Benson of the WA Dept. of Health, detailing our findings as regards the Edelweiss Central Sewer system. He had issued an order putting which put a halt on further hook-ups to the system pending the construction of additional drainfield capacity in the upper and lower meadows. Our hope, given our findings, is that he will rescind his moratorium on further connections with the proviso that we proceed with developing an engineered plan to expand the system when necessary. I have heard from him on a sporadic basis over the past two months, the latest being a telephone conversation on September 26, 2012. During that conversation he told me that he was leaning toward lifting the moratorium on hook-ups, but needed a little more time to analyze the findings. He indicated that if he does, indeed, rescind the order, Edelweiss would need to agree to some reporting conditions related to outflow measurements, the number of hook-ups, the transfer of part-time homes to a full-time homes, etc. I agreed that these conditions would not be onerous, and that we would welcome the ability to have continual communication with him and the DOH.

4- Overdue Accounts

As of September 30, total (significant) receivables, including the remainder of snowplow bills was \$716.28. In September I sent out overdue notices to the four property owners who are still in arrears. These are the same late payers to whom I sent notices in August. If the accounts are not paid up by the end of October, liens will be filed against the properties, (Except for one homeowner, who's property is already liened.)

(Since the meeting two have paid.)

Dick Volckmann
General Manager

Monthly reports from both Dick Volckmann and Craig Hook have been sent to the Board members in a routine and timely manner.

4. Old Business

Water System

Tom Lasater, Chairman of the LRP (Long Range Planning) Committee reported on their goal to update our water plan, correct inadequacies, and develop plans for ultimate build out of the system. They have been working on our specific needs to include in a RFP (Request For Proposal). Will Fohrell reported they have received one proposal back from Erlandsen Engineering and they are expecting one more from Mel Hartwig. He said they did not recommend a decision until we had further information. Following a lengthy discussion, the Board agreed and requested a third proposal and further decided that we should call all references, and develop a specific list of items to compare the three proposals very carefully in order to make sure we select the appropriate firm to assist us.

The LRP Committee said they expected to do the legwork and that the Board would make the decision because: 1) The ramifications of this ground work will be important and long lasting, requiring a firm that will be able to work with us for a long time; 2) we will likely go over our budget; and 3) the work may include a change in the model we use.

Mr. Volckmann requested guidance on an expected issue regarding a home planned by Steven O'Neil, next to Blair Howe's home. There may not be enough water pressure at that location for normal home water use. He wanted to know what to tell Mr. O'Neil if the question comes up. Chairman Kirner said the answer is that our obligation is to provide 20 pounds of pressure at the main line serving the lot. The owner may have to provide his own booster pump and tank to obtain higher pressures and volumes. (This would be similar to what Tom Lasater has done.) Mr. O'Neil would also be responsible to protect our community system from a lower pressure caused by his booster pump. If this becomes a problem it would likely mean doing any pumping during low use times, typically at night. Since John Kirner has the background and knowledge of water systems gained from his career, it was agreed that any technical questions posed by Mr.

O'Neil could be handled by directing him to contact Mr. Kirner.

Sewer System

Dick Volckmann reviewed his manager's report on his last conversation with Richard Benson, of the State Health Department. Both Dick Volckmann and John Kirner indicated our "as built's" were not quite correct, but we were able to show Mr. Benson the correct dimensions following our work this summer. We provided significant additional data to Mr. Benson in addition to these corrections and clarifications.

No firm conclusion from Mr. Benson is available yet. Mr. Benson said that, if he should lift the moratorium, he would require us to notify him of any new homes being connected, the amount of sewage we pump, and any part-time residents changing to full-time. Mr. Volckmann said these would not be pretty routine reports.

The Board agreed that it would be inappropriate for us to speak publically on our speculation of what might happen until we have concrete information from the State, which we hope will be forthcoming soon.

Visitor, Pat Leigh, provided an updated list of owners of lots who can hook up to the system, lots who have hooked up, and lots who have consolidated. This was accompanied by a very nice plat map showing everything clearly. Pat Leigh said she provided, Lori Beetchenow, Financial Manager, at Okanogan County, with our updated list, which she will use for billings in January. Ms. Beetchenow appreciated this effort on our part.

Swimming Pool

The LRP Committee is just starting to explore repairs to the existing pool versus replacing it, and, or, other options. They have reached no conclusions at this time.

5. New Business

Campground Yurt

Mr. Kirk Fraser has requested that we allow him to erect a yurt on a permanent basis on a campground lot. The Board was concerned that this violated our CCRs and, or By-Laws. During discussion of this request and the existing shed, which has been built and not been moved or taken down, the board considered the following factors:

- Mr. Fraser was advised by letter from President, Steve Cleaves, on March 16, 2008, that any yurt constructed would have to be removed each year.
- Any permanent structure would require a septic system, which does not now exist and would likely be impossible to build due to the flood zone designation.
- This could set a precedent for people to built yurts, sheds, etc. and then end up living in them.
- There is no power to individual lots provided by Edelweiss. Any power would have to be arranged through the Okanogan County Electrical Coop.
- Parking is a problem at the campground, particularly during winter. It is difficult

<p>and dangerous to plow around parked cars for campers and others, including the Lunachik Trail users. In addition we need to provide space and plow for the school bus turnaround area and access to the community facilities.</p> <ul style="list-style-type: none"> • How would Mr. Fraser and future owners handle dirty dishes and food scraps? The concern is that they might attempt to use the sod hut bathroom facility, which is not designed to handle this.. • The original intention of the Edelweiss community and the current community is that the campground was just for camping. Any permanent structures should only be built on the regular lots provided for that purpose. <p>Following the discussion, Chris Skagan moved that we deny Mr. Fraser’s request due to our Bylaws and CC&Rs. Second by Alan Fahnestock. Passed unanimously.</p> <p>The Board then decided to further review the issue to help clarify it for future campground owners and eliminate any confusion in the future. Coventry Jankowski agreed to start this review.</p>	
<p>6. Misc. Including Next Meeting Date</p>	
<p>Visitor, Pat Leigh, discussed the new opportunities for Fire Wise Programs. She briefly discussed two programs: The Stewardship Cost Share Program and The \$200,000 Mazama Grant Program. She said each Board member would get details of the programs by email, which has already been sent, and she recommended that we share the information with our Edelweiss community members and encourage their participation to help protect us all. The Board thanked her for this information and agreed to help provide the information.</p> <p>Chairman Kirner appointed a Budget Committee consisting of Coventry Jankowski, Chris Skagen, Alan Fahnestock, and Dick Volckmann. Their first meeting was scheduled for Monday, November 12th, 2012.</p> <p>The next Board meeting was scheduled for Monday, December 10th, at 3:00 PM.</p> <p>The meeting closed at 5:40 PM.</p>	