

Edelweiss Board of Directors Meeting

Date: October 6, 2014

Present: John Kirner (President), Alan Fahnestock (V. Pres), Steve Ralph (Secretary), Bill Craven, Larry Halford, Josh Jankowski, Will Fohrell, Bill Craven

Absent: Jim McDonald (Treasurer), Chris Skagen

Staff Present: Dick Volckmann (General Manager) and Craig Hook (Maintenance Manager)

Guests: Ed Melvin and Taina Honkalehto; new residents at 113 Highland Rd.

Chair: John Kirner

Minutes Recorder: Steve Ralph

Agenda: see attached

We took a short adjournment to respond to a community fire, and resumed. Meeting adjourned at 9:45 PM.

1. Minutes of the Last Meeting		Action
Minutes from August meeting were reviewed and approved by voice vote.		Minutes approved
2. Treasurer's Report		
Jim sent out his updated quarterly report on financials, but was not able to attend to summarize. John K. provided a brief overview of the community accounts. His reports are available upon request from Dick Volckmann.		
3. General Manager's Report		
Dick Volckmann sent out the manager's report, attached at the end of these meeting minutes. a. Water Usage during the power outage – Dick provides a nice summary of the water usage during the power outage, which makes the case that diligent conservation during that 8 day outage, could have easily averted any interruption of water availability. Irrigation systems that were left unattended and with automatic control systems were likely the main reason daily water consumption remained so high during that period. Conservation of water may be one very cost effective alternative to investing in expensive generators during future power outages. b. Installing generators or establishing capacity with transfer panels to allow attachment of generators – Dick has written an analysis of the cost of installing and fueling generators to provide water during future power interruptions. A		We seek more formal opinion from our attorney on whether or not we have the right to shut off a water supply.

<p>subcommittee of the Board is investigating how much it would cost to install transfer panels at the water supply pumps to allow easy hook-up of generators if this is the path deemed necessary in the future.</p> <ul style="list-style-type: none"> c. Water shut-off policy – This alternative has been discussed many times as a way of putting pressure on the few homeowners who refuse to pay for their annual water fees, as well as other fees. Our legal counsel advises us that we do not have the legal authority to shut water off as such a remedy. John is going to follow up to investigate other mechanisms that we might use. d. Management reports will be posted on the website in the near future. e. Craig gave update on water meter installation, noting that to date, 61 new iPerl meters and transmitters have been installed so far this year. Additional meters will be installed next year, as he works through the list to be completed by 2016. f. Permits for the installation of the new 4 inch water pipe under W. Fawn Creek have been obtained from all of the state agencies, and Craig is just waiting for the availability of the contractor to begin work. There is some opportunity for a sharing of the excavation and installation costs with the OC Elec Coop as they also want to install an electrical conduit at the same time to serve the homes off of Eagles Nest Road. g. Problem with un-supervised dogs – see entry below regarding the death of a cat by a home-owner's dog. h. Funding the new swimming pool via funds from the Drainage Field Construction Fund – a October 6th letter from our attorney Michael Brady was provided but not fully discussed at this meeting 	
---	--

4. Old Business

<p>Water System Pressure Issues - Will Fohrell reported on Erlandson Engineers' recommendation on booster pumps to resolve low pressure issues in community water systems. The State Department of Health have advised us that using booster pumps are perfectly fine, but it would be the responsibility of the homeowner to maintain the pump and schedule annual inspections as required. John K. is concerned that it might compromise our community water pressure (20 psi), and that is our first priority to ensure the integrity of our system. Craig H. has done some research and found a pump system that costs a few thousand and is reputed to be very reliable. We'll need to make sure that there are backflow prevention valves (anti-siphon valve) at each installation, as required by the Health Department. We'll specify the exact layout and type of booster pump configuration and anti-siphon valve, buy the unit for the homeowner and transfer responsibility onto them to maintain.</p>	
--	--

5. New Business

<p>Guests, Ed Melvin and Taina Honkalehto attended the meeting to follow up on their letter to the Board regarding the recent death of their cat, killed by a home-owner's dogs. They have recently bought a home located at 113 Highland. On the evening of September 29th, one of the dogs killed their cat.</p>	<p>Get management reports posted to the website</p>
---	---

<p>They did file a report with the County Sheriff, and the animal control agent, Dave Yarnell, who investigated the incident the next day and spoke with the dog's owner about the responsibility to contain the dogs. A formal report from Dave Yarnell will be available shortly that recounts the facts of this case. This is not the first time these dogs have killed wildlife and pets of other homeowners.</p> <p>In their letter to the Board, Ed Melvin and Taina Honkalehto brought to our attention to CCR's article 6 about nuisance animals. They want the Board to take some action to remove these animals from the community because they are a nuisance and dangerous. Mr. Melvin wants Board action, and expects to see the animals destroyed, as they've killed other animals in the community and are seen chasing wildlife without any controls by their owner.</p> <p>The Board needs to see the report from animal control establishing that the dog owner has been warned to keep her animal under control, and whether or not the County has declared these animals to be "dangerous".</p> <p>Cattle in Edelweiss Community – some discussion of this continuing issue; Steve suggest that we petition the County Commissioners to create a livestock exclusion zone for the community. He will do research and report back to the Board at the next meeting.</p> <p>Alan brought up the issue that we might be paying too much tax on a parcel that we passed on to the Methow Conservancy.</p>	<p>Steve will look into this idea further and report on it at the next meeting.</p> <p>We have the necessary permits to move forward with the new water supply line under W. Fawn Creek</p>
---	---

6. Misc. Including Next Meeting Date

<p>The next meeting was scheduled for December 8th (Monday night) at 6 PM.</p>	
--	--

7. Manager's Report

<p>1 - ARC Meeting - An Architectural Control Committee meeting consisting of Dick Volckmann, Craig Hook, Mary Bjornsen. Alan Fahnestock and Larry Miller was held by email to review the plans for a shed to be moved into place by Bill Youngman - lot #343. The shed was approved and the owner was notified on September 14, 2014. The fee of \$100.00 was paid by the owner.</p> <p>2 - Snowplowing - We have signed a contract with Jerry Palm for snowplowing for the 2014-15 season at a set price of \$38,000.00 plus tax.</p> <p>3- Power outage and water usage - On July 16, the OEC gave notice that the power to the valley would be shut off due to the forest fires on the Loup Loup power line. On that day I sent out a notice to all Edelweiss residents advising of the impending outage and stressing the need to conserve water during the outage, as our pumps would not be supplying water to the reservoirs. Especially important was the need to discontinue the use of irrigation, as all our water would be needed for household consumption. Despite this warning, on the day that power was terminated (July 17th), Carol and I went around the community and found numerous homes where irrigation was still functioning on battery power, or battery back-up. Unfortunately, we were unable to find and shut off all of them.</p>	
--	--

If all irrigation had been turned off, and with most of our part-time homeowners not in residence, having returned to their homes on the west side with power, our water usage should have approximated our typical winter usage - 20,000 gallons per day. Instead, our water usage was more than twice that amount (44,000 per day). The upper part of Edelweiss ran out of water in 4 days. One resident was observed watering her sod roof! With proper individual conservation, we should have had almost enough water to last the entire 7.5 days of the power outage.

On July 23rd, the internet came back on, and, with power to my computer from my personal generator, I sent out an email to all Edelweiss property owners updating them on the Carleton complex fire.

On July 25th, the power was restored to the valley and I sent an email to all property owners advising them of same.

On July 26th, Carol and I spent an entire day going to each and every home in Edelweiss and attaching County-required 'Boil Water' cautionary signs to each front door. As we did so we noticed many instances where irrigation had never been turned off and had been using water that should have been saved for domestic use.

Clearly, it needs to be stressed, that in a power outage, it is imperative that irrigation be shut down. I will work to develop a strategy to implement this condition.

4- Generators - I have written an analysis of the advisability, during a power outage, of either having standby generators, installed at an estimated cost of some \$40,000.00, or renting generators, to run the water pumps. The analysis is available to read along with the Board meeting minutes of August 25, 2014.

5- Cattle - Cattle getting out of the National Forest and into Edelweiss have become, to some, a matter of great concern this summer. A large number of trees were blown down or were weakened by the heavy winds and rains that we had during the month of August. Several of these fell across the fences, creating avenues for the cattle to cross. As soon as we thought we had all the gaps in the fence repaired, a tree would fall, and one would open up somewhere else. Irritatingly, three of the breaks were obviously man-made. And finally, we found some fence breaks far up on the mountain above Heather Road where we had never needed to investigate before (or so we thought). Thankfully, the rancher has been very cooperative in retrieving his cows from our property whenever he (or we) could find them. They were particularly easy to locate recently when 12 cows walked, uninvited, into the open gate of the swimming pool enclosure. (Free fertilizer is available - first come first served.) We would like everyone to know that, although the presence of cattle in Edelweiss is, to some, a matter of dire concern, I do not believe that it rises to the level of crisis. Nevertheless, Craig and I do, indeed, try our best to keep some three miles of fence line intact.

6 - Installation of Water Meters - To date, Craig has installed 59 new iPerl meters and transmitters. 12 installations included setters or re-setters, and 11 services required new coiled meter setter vaults. Invoices will be sent out soon for the 15 installations made since June.

7 - Trenching across West Fawn Creek - Craig spent several hours of time and effort obtaining a permit from various State agencies to dig a water-line trench across West Fawn Creek. Now that we have the permit, A.J. Wright Construction Co. is scheduled to begin trenching the creek and laying both a sheathed 4" water line pipe, and (for OCEC) an electrical conduit. Excavation should begin during the week of October 6th. The pipe will eventually be part of a new water line up to Eagles Nest Road. It is hoped that the intermittent low pressures on Eagles Nest will be mitigated by the installation of this line. The engineer with the OCEC has assured me that they will share in the cost of the line across the creek.

8- Dogs - On the evening of September 29th, I received a call from a new part time owner that another owner's dog(s) had killed his pet cat. The particulars of the incident are included in the letter that he has written to the Board and that I have distributed. Copies of his letter are available to the Board. Dave Yarnell, the Okanogan animal control officer has opened case number S14-06604 for the incident. I feel that the Board needs to discuss this case and develop a specific policy about uncontrolled animals running free in the community. This should not punish people whose pets are not a threat to other animals, and who are in immediate control by their owners. I do not believe that a leash law is desirable or even enforceable.

9- Bank Account balances as of 10-06-2014 -

Farmer's checking - -----	\$67,094.84
Savings Account -----	60,701.04
Water Fund -----	34,853.18
Road Fund -----	18,136.19
Sewer Fund -----	186,913.78
Legal Fund -----	3,000.85

10- In arrears - \$4279.87 (Includes total of \$2,501.56) owed by Laurie Juedes and Thomas Destefano). As regards Juedes and Destefano, I have sent many invoices to each of them. The invoices have not been returned, so I know that they are being received - simple ignored. Destefano has had a lien on his property since October of 2013. His renter recently moved out and he has a new renter about to move in. Juedes is about to be served with a lien if we do not hear from her within the week. Should we proceed with a collection agency?

Dick Volckmann