

Edelweiss Maintenance Commission
Minutes of Board Meeting on December 11, 2017

Call to Order: The meeting was called to order at 6:00 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, Sern Watt, and Sara Knapp. Also in attendance were Dick Volckmann (General Manager) and Craig Hook (Operations Manager).

Community Member Comments: None

Review of minutes of last meeting: C. Timchalk provided electronic copies of the minutes to board members prior to the meeting and had an additional hard-copy for review at the meeting. There were no comments or changes and the minutes were approved as written.

President's report: J. Kirner provided a brief report to the board highlighting the key topics for board discussion. He indicated that our biggest challenge as a board is having enough financial resources available to pursue the breadth of maintenance projects that need to be completed. He indicated that this will be our major focus tonight as we review, modify and recommend a budget for 2018.

Treasurer's Report: C. Armstrong provided a brief verbal and written Treasurer's report (see below). C. Armstrong noted that our general practice has been to maintain \$60,000 in the general savings account and we are currently at ~\$42,000, he further noted that there is no provision in the budget that will restore the general savings account it to traditional levels. S. Ralph asked how much would we need to increase annual dues to have adequate funds to accomplish needed projects? C. Armstrong suggested that \$50/year could make a difference. S. Ralph further noted that it is important to be clear between long-term and short-term needs and we (the board) need to be appropriately communicating with the community, concerning financial needs required to support critical projects. There was a general discussion concerning the merits of the special assessments particularly as it relates to OCEC work that will be ongoing along with other needed projects.

Treasurer's Report

Bank Balances:

Capital One

EMC General Savings	42,145.11
Water Fund	3,190.26
Sewer Fund	168,647.08
Road Fund	27,397.85
Legal Fund	10,146.19
Pool Fund	409.71

Transfers:

November 8, 2017 - \$10,000 from Water Fund to General Checking to cover winter repair costs to the Campground lines.

Dec 5, 2017 - \$10,000 from EMC General Savings to General Checking to cover year-end cash flow requirements.

Farmer's Bank Balance - \$22,969.73

This balance includes the transfer on December 5th.

This should provide enough cash for the initial snowplow bill, payroll and other year-end expenses.

Once again, we are running very close to the line at year-end and have had to tap significantly into savings. Remember, that this year we were unable to top off these accounts to historic levels and made no annual deposits to the water or road accounts.

The recently-approved Special assessment should fund next year's water line replacement project. If we have another winter season of water system repairs like the last two, we are going to be hard-pressed. What we are doing is not sustainable. It is time, past time, to fix the Bylaws with regard to the dues increases. We currently do not have the resources to pay our expenses.

W.C. Armstrong
Treasurer

Report. D. Volckmann provided a brief verbal and written Manager's report (see below).

D. Volckmann reviewed the situation on the water system. He recommends we move forward on the water system in collaboration with OECD if the County has not made a decision to move forward with sewer work by Feb/March 2018. D. Volckmann also suggested that the county may want to use our sewer fund to pay for the sewer system upgrades. This has not been resolved yet.

D. Volckmann noted that the Booster pump are old and is recommending a digital monitoring system \$5K cost (see below for details).

After several attempts to fix, we are still getting complaints about booster pump noise. Company Acoustiblok has been contacted. J. Kirner suggested that we try and record the sound to determine frequency and decibel levels.

With regard to property owners in arrears, S. Watt questioned if we should put a lean on lot owner property (\$735.17)? J. Kirner recommended that we move forward and put a lean on the property, D. Volckmann will initiate that process.

General Manager's Report
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Water System:

We received an estimate of \$146,560.00 from Palm construction to install the combined water, power and sewer lines on Highland Meadow and Homestead Roads. If we were to accept that proposal I have calculated that our cost would be slightly more than \$66,000. Okanogan County is responsible for the sewer line, and it appears that they have not received an engineer's report for their part of the

project, much less committing to sharing in the excavation. It would appear that one or both of the sewer and water lines would have to be sleeved if the lines are closer than 10 feet apart. We're waiting for an estimate from Buzzard Excavation.

We have planned a meeting with Robert Biles of Irrigation Technology in order to discuss the installation of an all-digital pump control system to augment the telemetry that 'tells' the booster and well pumps to come on. This year we have had numerous problems with the booster pumps not coming on as they should, resulting in several trips from Irrigation Technology (from East Wenatchee). Each time they have to visit, even to change out an inexpensive part, it costs us over \$1000. Our control system is over 20 years old and is just plain wearing out. The new system will be able to be monitored digitally from our smart phones! The cost is estimated to be in the vicinity of \$5,000 and I suggest that it is imperative that we should move forward on this. (note: since this was first written, the cost is now estimated to be about \$10,000 – still December 14 at East Wenatchee to discuss the system.

Booster Pump Noise:

I have made several attempts to contact a representative from a firm called Acoustablok to get some ideas on how to further insulate the booster pump noise. I'll keep trying.

Car on Homestead Hill:

As some have noticed, there is a car off Homestead Road, just down the hill from the intersection of Trillium road. The owners have made attempts to remove it, to no avail. I have checked with a towing company and they will not move the car without the owner's permission. The owners claim they cannot afford to have the car towed. I told them that no matter, it needs to be moved.

Property Owner Payments:

Three owners are in arrears, as follows:

\$ 735.17 (lot owner)

1701.72 (campground owner)

1960.44 (home owner)

The lot owner, William Guenther, passed away last summer, and the account is now in the hands of the executor of the estate, Mr. Guenther's son. I have made a claim to the estate.

Discussion Topics

-2018 Budget. D. Volckmann provided an in-depth review of current (2017) and proposed (2018) budget for Edelweiss. Based upon that discussion the board has made a number of recommendations to the proposed budget including:

Increase the proposed 2018 garbage/recycling cost by 10% across the board

Increase 2018 water fee by 10% across the board.

Increase water system general repair and maintenance to \$15,000

Changes to payroll expenses were discussed in executive session.

D. Volckmann and C. Armstrong will revise budget and distribute to the board, and the board will vote on a final budget by email.

-Infrastructure and reserve funding proposals. A. Fahnestock lead a discussion between recent meetings between himself representing Edelweiss, USDA (R. Rose) and Erlandsen (D. Dormier) concerning rural development project funding. A. Fahnestock indicated that loans fully funded or line of credit may be a viable option to support funding of infrastructure projects. The general consensus was that we should be focused on OCEC projects. Funding for these efforts may be done on a yearly basis since we have a clear idea of the scope of work and may be financially manageable by a special assessment. However, a line of credit could be used as a reserve or when a problem occurs that is not anticipated. The board did not make a decision concerning reserve funding options.

-Fire safety procedures as a community. C. Timchalk and S. Knapp provided a brief update on ongoing Firewise efforts. They indicated that they have met and the first meeting of the committee is scheduled for 12/12/17. This initial meeting will focus on identification of key task and assignments to committee members.

Discussion of any other new business. A. Fahnestock and S. Knapp raised an issue about updating and moving Edelweiss mailboxes. The post-office office would like to have proper mailboxes (locking type) and move location down to the Edelweiss Campground area.

Date and time of next meeting. February 5, 2018 at 6:00 pm.

Executive Session. J. Kirner indicated that the board would enter into Executive session, only board members and staff were present. Upon completion of legal issue discussion, the staff were asked to leave so the board could discuss 2018 staff compensation.

Adjournment of meeting. The board meeting was adjourned by J. Kirner at approximately 9:30