

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.

EMC Treasurers Report

December 11, 2017

Bank Balances:

Capital One	
EMC general sav	42,145.11
Water Fund	3,190.26
Sewer Fund	168,647.08
Road Fund	27,397.85
Legal Fund	10,146.19
Pool	409.71

Manager's 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.

The recently approved Special Assessment should fund next years 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 property (\$735,177). **J. Kirner** recommended that we move forward and put a lean on the property, **D. Volckmann** will initiate that process.

W. C Armstrong
Treasurer

Discussion Topics

-2018 Budget. D. Volckmann provide 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.

General Manager's Report
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D. Volckmann and **C. Armstrong** will revise budget and distribute to the board, and the board will vote on a final budget by email.

Water System –

-Infrastructure and reserve funding proposals. **A. Fahnestock** lead a discussion between recent meetings between himself representing Edelweiss, **USDA (R. Rose)** and **Erlandson (D. Dormier)** concerning rural development project funding. **A. Fahnestock** indicated that loans and it appears 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 tasks 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 pm.

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 against the estate.