

Edelweiss Board of Directors Meeting

Date December 3, 2013

Present: Coventry Jankowski, Larry Halford, John Kirner, Lisa Tabbut, Alan Fahnestock, Will Fohrell, James MacDonald

Absent: Don Fitzpatrick, Chris Skagen

Staff Present: Dick Volckmann, Craig Hook

Guest: Dwayne Putzke, Kirk Frasier

Chair: John Kirner

Minutes Recorder: Fahnestock

Meeting opened at 6:05 PM and closed at ~9:00 PM.

1. Minutes of the Last Meeting		Action
Minutes of last meeting approved unanimously.		
2. Yurt Question		
<p>Kirk Frasier introduced himself and recounted his version of the history regarding EMC “approval” of his yurt in the Edelweiss campground. He appeared to have accepted that no approval as a permanent structure would be forthcoming, and is apparently willing to abide by Board decision. Objections to the yurt fully aired, in particular it’s seeming “permanence” with a post and pier foundation (McDonald). VP Tabbut made the point that the current CC&Rs make it impossible to fully resolve this issue from a legal perspective, but that Frasier should be aware that, under said CC&Rs, he can be sued at any time by any Edelweiss land-owner who objects to the structure. Further, that changes to CC&Rs could lead to outright banning of his structure.</p> <p>After extensive discussion, John Kirner proposed that EMC and Frasier exchange letters delineating and accepting that:</p> <ol style="list-style-type: none"> 1) It is Frasier’s responsibility to show “impermanence” 2) Yurt must be removed by May 15 and not re-erected before Oct. 1 each year 3) EMC has no responsibility of any nature 4) Frasier to treat EMC sanitation facilities better than as if they were his own, an is liable for any damage <p>So moved, seconded, and approved unanimously. Initial EMC letter to be prepared by Fahnestock, for editing by Kirner and approval by Board ASAP. Frasier to respond in kind, addressing all points.</p> <p>With regard to the snowplowing issue, Frasier allowed to do so at his own expense and on his own responsibility and liability.</p>		<p>Policy Decision</p> <p>Yurt approved provisionally as temporary structure</p> <p>Snowplowing acceptable</p>
3. Treasurer’s Report		
<p>Treasurer - Jim MacDonald presented 2014, including account changes from previous:</p> <ul style="list-style-type: none"> ■ Minor increase in water fees ■ Addition of property transfer fees of \$150 per transaction: apparently this is standard practice among HOAs 		<p>2014 Budget approved, except for staff salaries (to be</p>

<ul style="list-style-type: none"> ■ Legal services account increased to \$3000; Jankowski requests establishment of this account as a cumulative reserve to cover future legal services/litigation. ■ “Camp Water” moved from Campground Expenses to Water System Expenses, to reflect fact that they are defrayed from general water fund ■ “Winter Fuel” carved out from general fuel account and shifted to Snow Plowing, as all fuel expended during the winter months is associated with snow removal ■ Repairs scheduled and reflected in budget: entrance renovation; two new PRVs (Cassal and Rockrose) ■ Aside from Volckmann re: whether or not interest on drainfield account could be used for general purposes. MacDonald and Kirner agree: NO. MacDonald adds that municipalities not infrequently borrow from such utilities funds; matter tabled as generally inadvisable in the case of EMC. ■ Staff salaries to be considered in executive session ■ Ongoing controversy with respect to basing membership dues on CPI vs SS COLA. CPI generally not available before mid-January and much ambiguity as to which CPI category to use. COLA available in mid-autumn, allows reasonable time-frame for budgeting purposes. Differences tend to be negligible. After discussion, use of COLA approved, provided that any discrepancy greater than \$5 to be refunded to members. ■ Approval of budget moved and seconded, approved unanimously 	<p>considered in Executive Session)</p>
<p>4. Manager’s Report</p>	
<p>General Manager - Volckmann:</p> <ul style="list-style-type: none"> ■ Drainfield expansion completed and tested, all good (some question of odors from Jankowski, agreed to investigate more fully). Kirner asked Volckmann to contact Benson (DOH) for approval, so as to avoid any misunderstanding. ■ Survey results: 85 tabulated, 40 more received. Deadline to be carried through end of year. Results so far: NO to paving roads; YES to changing CC&Rs; YES to retaining pool (either new or refurbished). Fairly wide margins on all questions. 	<p>Drainfield done</p> <p>Survey results</p>
<p>5. Old Business</p>	
<p>Water system: Fohrell reports nearing completion of Task #1 (build model, assess high pressure areas). Results: install two new PRVs on Cassal and Rockrose to moderate high-pressure areas. Final cost of engineering should be very close to estimate. Next step: continue tuning model, go to work on how to fix low pressure areas. Discussion of PRV costs, Cassal Rd volume issues, etc.</p> <p>Tabbut raises question of consulting a land-use attorney to better address issues like the yurt; proposed previously by Halford but no action. Board chooses continued no action, absent necessity.</p> <p>Discussion of water meter installation and need for early information to members.</p>	<p>Water engineering report</p>

Volckmann to mention in Winter Newsletter; Hook to begin identifying candidates for 2014 project.	
6. Misc. Including Next Meeting Date	
The next meeting is scheduled for 28 January, 2014.	
7. Executive Session (if any)	
Discussion of staff salaries. Approximately 3% raise approved for both.	