

*The mission of the Edelweiss Maintenance Commission is to maintain a peaceful, welcoming and safe community environment for all EMC property owners and guests.*

## Edelweiss Board Meeting Minutes

Feb 14, 2024

7:30 pm to 8:35 pm

Board Members Present

Nicki McCullough, President	Ed Melvin, Member
Craig Bartholomew, Vice President	Larry Hall, Member
Rhonda Tingley, Treasurer	Simon Windell, Member
<del>Tom Kelley, Secretary</del>	Alison Naney, Member
Jon Fewster, Member	

Staff Members Present

Pitkin Thomas	Craig Hook
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### I. Meeting call to order 7:00pm

### II. Determination of Quorum

### III. Approval of Agenda

**EMC Membership Forum** – *(Announcements, comments, questions, suggestions, requests...)*

No comments

### IV. Approval of Board meeting minutes

- **Motion to approve Dec Meeting Minutes– Craig B Moves, Simon W seconds – Unanimous Approval**

### V. Presentation of Reports –

- *Manager's Reports – Pitkin Thomas, Craig Hook*
  - *No Questions*
- *Treasurer's Report – Rhonda Tingley (No Motion to Approve, as not complete)*
  - *Year end financials still not finished.*
  - *Phone expense went from \$2100 to \$6000. Accountant mistake. We are looking for a refund, will take 7-8 weeks.*
  - *“Finance fees” are just late fees. They count as income.*
  - *We are overall ahead of budget for last year*
  - *Are we happy with accountant? Kind of – but there aren't many other options. It would be a very expensive switch.*

- *Would it make sense to hire our own accountant? We only pay them \$10k for accounting and taxes. Would be hard to hire for that.*
- *Perhaps we could do autopay for a few items*
- *Standing Committee Reports*
- *Architectural Committee Report – Simon Windell*
  - *Nothing to report.*
- *Finance Committee Report- Jon Fewster*
  - *Committee met to discuss cost savings, 1/3 of our spend is roads, and 1/3 is payroll. So it'll be hard to find areas to really move the needle. Will keep looking for opps. For Capex, 70% of that is water upgrades.*
  - *Will be working with Rhonda to wrap up year end report.*
  - *For the long term plan – we have 10 years of waterline replacement, special assessment til 28. We need our reserves to last longer. Need to find opps to be cost efficient, perhaps work with OCEC. Is OCEC going to participate in waterline replacements this year? Craig to find out. OCEC will be working to put in fiberoptic lines, likely to be a priority. OCEC is aware of our project. Questions about the planning of fiber optic project. OCEC may not have answers, as plans aren't set.*
  - *Finance committee needs more members, Jon and Craig will be rotating off.*
  - *Are the Pie Charts ready for public use? Not yet, when done we can put them in a newsletter.*
  - *Larry has a list of what waterline projects are already done. We can work on a schedule for when next projects will happen. Jon can work on a projection to show the value of doing the work now vs waiting.*
- *Firewise Committee Report – Craig Bartholomew*
  - *No questions. Firewise microgrant application in to help fund our dumpster and chipping program. Thanks to Bill and Becky for their help!*
  - *Is there a replacement for leading the firewise committee? We should find one from the members currently in the committee.*
- *Roads Committee – Nikki*
  - *Discussing crowns on roads. Has that been addressed? Can we get an attachment for our tractor to help with roads? Larry can do some research.*
  - *Ed discussed coupling line replacement with road upgrading to build a crown. That could allow us to learn cost structure and budget for the future. We need to plan and budget for these improvements.*
  - *Lots of discussion about best practices RE crowning, scraping, shaping, digging deep. More research to be donw.*

### **Unfinished Business**

- i. *Admin docs are being reviewed and filed in a new file cabinet. 8 years left.*
- ii. *FAQ - ATV policy and hydrant info was updated*
- iii. *Website updated for security reasons, to move board members to private area.*
- iv. *Facility Master Plan update – Survey sent for feedback. Will be released online with Pitkin's help. Adding ideas of cost will help people decide priorities. Are we taking into account our mission vs costs being spent. Referring to survey results, there are a decent number of residents who are impacted by dues, we must be careful. Can we add a dollar sign scale for the survey? Larry will update survey with suggestions.*

*Perhaps we could come up with a concrete proposal to have people vote vs roads and water. We should consult with USPS to make sure updates we propose are acceptable.*

**VI. New Business –**

- Discuss traffic flow map, designating a direction of travel. How will it impact campground? In the summer, Sundays are very busy, if we don't have a loop, the road would need to be widened. Maybe we put a reminder in newsletter to be courteous.

**VII. Next steps**

- Continue reviewing meeting minutes
- Rhonda to work on year end
- Change over in board members - hunt for new members.

**VIII. Final discussions**

- None

**IX. Date of next meeting**

- **Proposed Monday April 15th 7pm**

**X. Adjournment of meeting**

- Larry moves and Alison seconds. Approved.