

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

April 15th, 2024

7:00 pm to 8:11 pm

Board Members Present

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

Staff Members Present

Pitkin Thomas	Jeremy Sisneros
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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, Jeremy*
 - **No Questions**
 - *Jeremy will provide monthly reports too*
- *Treasurer's Report – Rhonda Tingley (motion to approve treasurers report Craig B, Jon F second, no discussion unanimous approval)*
 - *Year end financials are done! Taxes filed, we paid \$681 in taxes because of interest income.*
 - *1st quarter financials aren't done due to tax season. Will send out soon.*
- *Standing Committee Reports*
- *Architectural Committee Report – Simon Windell*

- *Feedback from members that state that fees aren't in line with size of project. Fees are supposed to be based on actual incurred cost – we aren't trying to make money, just cover costs. The largest expense we incur is road maintenance. We are trying to align the two. Per the proposal, no fees required for projects that don't require a permit, less than <1000 no water \$100 flat fee, projects that are larger than 1000 square feet - \$2 a sqft conditioned, \$1 a sqft for unconditioned space. Based on fee structure like county, charging a different amount for different types of projects. Rhonda brings up the fact that nothing in the campground needs a permit, should be some equity. All review requirements and site plans are still required. So, the process doesn't change, only the fees do.*
- *An example was walked through to help clarify. Lots of discussion.*
- *After discussion, the ask from Simon is that the board agrees that we need to align on the fact that our fees should be better aligned*
- ***Motion to approve updated fee schedule to bring small project fees in closer alignment to the principal of reimbursing the real or projected incurred costs. Ed seconds. Jon's further question – what fee structure? The fee structure as outlined in Simon's proposal, which will also apply to zone B. Jon abstains, however motion carries.***
- *Finance Committee Report- Jon Fewster*
 - *Any questions? What do we do without Jon? Craig, Rhonda are staying... Steve Oien is potential new board member with finance background.*
 - *Jon struggles with the fees charged for construction, and balancing with the need to raise money for operations. Too much of our fees are carried by new construction projects, rather than annual fees – and we are tied by how much we can increase fees over time. Ed suggests that Jon's input would be welcome. When current special assessments end in 2028, the board will need to come up with a new plan to cover costs. At that time, we will require a vote from members to change the fee structure, or update special assessment. By having a small amount borne by all, it could help us til 2040. There's detail in the reports provided.*
 - ***Motion to approve finance committee report by Rhonda, Simon seconds. No Further discussion. Unanimous approval.***
- *Firewise Committee Report – Craig Bartholomew*
 - *Craig's internet went out. Any questions?*
- *Roads Committee – Nikki*
 - *No report*
 - *Signs have been acquired, they follow 2020 approved plan.*
 - *Rear blade for John Deere. By using a different blade, we may get better maintenance. Should we move ahead with a demo from the dealer to see if it really will help? Will likely help with ditches and washboard, but may not be effective for creating or maintaining crown. A demo will help us learn.*
 - *Whenever we do a water line replacement, we do dig up the road and when rebuilt it is built with a crown. This tool may actually help us maintain it.*

Unfinished Business

- i. *Admin docs are reviewed and added to a database. It's being created to better record motions and their topics. It's being set up to make it so we can query motions and link to minutes.*

- ii. *Facility Master Plan update – survey is being abandoned. Will come up with a proposal. The updates being made now are good progress on most important parts. We may set up a focus group. Will learn more during annual meeting, and an article in next newsletter.*
- iii. *Sunflower road vs platted. There is an issue that needs to be resolved. For future owners of land, it needs to be noted that the currently used Sunflower road is not as platted.*
- iv. *For annual meeting, we would like to produce colored pie charts of budget for display. Also a waterline status map, with discussion of waterline - must discuss the fact that special assessments won't last. For the first 2 or 3 years we were in-line with expectations, but we are falling behind and need updates. And perhaps an accomplishments list. Rhonda can give brief overview of status of finances. Craig can talk about firewise. We have invasive weed handouts to put out. Annual meeting minutes from last year. Maybe some old wood sign souvenirs that Nicki found. Annual meeting is Saturday of Memorial Day. Do we have any dark sky handouts? Please provide any other suggestions. We will also have board elections announced. Steve Oien is interested in the board. Any other suggestions for members, please pass on.*

VI. New Business –

VII. Next steps

- Simon will continue to refine small project fees
- Rhonda will provide updated 2024 numbers
- Jeremy to find out about new blade demo
- Larry to write article about waterline info

VIII. Final discussions

- None

IX. Date of next meeting

- **Saturday May 25th, 11:00am Annual Meeting**

X. Adjournment of meeting 8:11 PM

- Jon moves and Rhonda seconds. Approved.