

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

Dec 3rd, 2024

6:37 pm to 7:11 pm

Board Members Present

Larry Hall, President	Ed Melvin, Member
Craig Bartholomew, Vice President	Ian Dickson, Member
Rhonda Tingley, Treasurer	Simon Windell, Member
Tom Kelley, Secretary	Alison Naney, Member
Steve Oien, Member	

Staff Members Present

Pitkin Thomas	Jeremy Sisneros
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I. Meeting call to order 7:01pm

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 October 22nd Meeting Minutes– Steve O Moves, Craig B Seconds, – Unanimous Approval**

V. Presentation of Reports –

- *Treasurer’s Report – Rhonda Tingley*
 - *Budget has been sent out. No new line items.*
 - *Roads, grading and gravel name was changed from Lignin and budget increased.*
 - *Firewise budget has increased due to chipping and dumpsters*
 - *Commercial Umbrella Insurance increased*
 - *Questions?*
 - *Did the budget include 5% increase? Yes. Overall cost didn’t change much, there was a water use fee adjustment to income record keeping.*

- *Does the line item name change for lignin mean we aren't doing lignin? Maybe – we are investigating other options to fit within our budget to manage the roads in a more effective way.*
 - *Are we monitoring water usage to charge based on this in the future? Yes we are monitoring, but not basing water charges on this fact.*
 - *John F sent in a question on capital budget. Is it necessary for us to replace the two older trucks we have? Have we considered keeping the older trucks going? Both trucks are 25 years old and in poor condition. It's in the long range plan to replace in 2025 so we are proceeding with evaluation. We may keep the white truck, but replace the black one. Within our budget we can replace it and get another snow plow too.*
- *Manager's Reports – Pitkin Thomas, Jeremy*
 - *Jeremy is doing a great job!*
 - *Jeremy is taking the water certification course, and is prepping to take the test.*
 - *No other comments.*
- *Standing Committee Reports*
 - *Architectural Committee Report – Simon Windell*
 - *No meeting since last board meeting.*
 - *Finance Committee Report- Steve Oien*
 - *Received draft report from Samdell, Steve is reviewing. Would like to review with finance committee in Jan, and then have Samdell make a report out to board.*
 - *Firewise Committee Report – Sharon Cupp*
 - *No meeting since last board meeting.*
 - *Roads Committee – Monica Hall*
 - *No meeting since last board meeting.*
 - *Question from Cheryl about gravel on the campground road gravel. The campground road hasn't been specifically addressed, but roads committee is discussing adding more to our roads as a part of the maintenance and that could be added.*
 - *Roads committee is working to determine best practices within budget to better maintain roads*

VI. Unfinished Business

- We need to approve proposed budget. Finance committee has approved.
 - **Craig Motions to approve the budget, Steve O Seconds – Unanimous approval**
- Need to set an exec session to ratify budget in two weeks
 - **Tom K makes motion to vote by email for budget ratification on or after Dec 17th. If unanimous, we ratify budget. If abstention or nay votes we convene to discuss. Pitkin to coordinate email vote. Craig B Seconds. Unanimous - Approved.**

VII. New Business

- Key to wobbly hut isn't working – can we eliminate the wobbly hut? It's up to postal people.

VIII. Final discussions

- Pitkin and Rhonda working to get 2025 invoices out. No questions.

Date of next meeting

- Meeting date to be determined by email. Target February.

Adjournment of meeting 7:11 PM

- **Tom K moves and Simon W seconds. Approved.**