

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 11th, 2025

7:01 pm to 8:15 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...)

Water Issue and Repair Update - The meeting focused on the water issue in the community, with Jeremy providing an update on the situation. He explained that the water capacity in the storage tanks started to decrease on Sunday night, leading to low water pressure or no pressure at all in the community. Jeremy and Craig Hook identified the issue at the wellhead and involved ITC to help monitor the water system. They found that the check valve, which holds the water in the line, had failed. After replacing the check valve, they discovered a main water line break approximately 200 yards up the side of the mountain. An excavator was hired to repair the break, and parts were secured from the city of Winthrop and Cascade Pipe. The anticipation is to complete the excavation, repair, and turn on the water by the next day. However, it will take another 10 to 12 hours to fill the tank and pressurize the lines to get water flowing again. Jeremy mentioned that he would need to test the water after it's running and stored, and the results would be available within 24 hours of submitting the samples to the Okanogan Department of Health. The possibility of a boil water order was discussed, with the decision to be made based on the test results.

Reserve Study and Water Distribution System discussion - Larry introduced Jeff Samdal, who recently completed an updated reserve study for the community. Jeff explained that the study, required by Washington State statutes, aims to ensure the community has a long-term understanding of their capital needs and avoids unanticipated special assessments. He noted that 76.9% of the community's capital assets are its water distribution system, and that 48.7% of this system has been replaced. The fully funded balance for the reserve fund is approximately \$2.27 million, with the community currently at 25.7% funding. Jeff also mentioned that the community has made significant progress since the last study, increasing from 4.8% to 25.7% funding. The community discussed the lifespan of the water line distribution pipe, with Jeff stating that it is a 50-year product. The recent pipe rupture was also discussed, with Jeremy noting that the cause is yet to be determined.

IV. Approval of Board meeting minutes

- **Motion to approve Dec 3rdth Meeting Minutes– Ed M Moves, Steve O Seconds, – Unanimous Approval**

V. Presentation of Reports –

- *Treasurer's Report – Rhonda Tingley*
 - *No report*
 - *Request to post financials quarterly – balance sheet and P&L*
 - *Simon question – what are next steps with reserve study? Finance committee review and present. Will be in the context of 2026 budget. Also looking into piggy backing with broadband install. OCEC can't commit to participating in water line replacement. Committee will look into long term plan for replacing. Need a partner to join in the funding work. OCEC and Utilities One are willing to meet to discuss. With some experience in both fiber and water systems, Utility One may be able to help with both. Water line replacements are an issue across the v\Valley. Pitkin will follow up again to get a meeting on the calendar. There are difficulties in pinning down these teams for meetings. We need to figure out costs to get this work down and understand the cash flow. Steve is updating the board on how we are using the reserve study to plan for replacement. Finance committee will come up with several scenarios to try to stretch the money as long as possible.*
- *Manager's Reports – Pitkin Thomas, Jeremy*
 - *Jeremy – brief update. Acquired a new shop truck, got estimates for sander and plow for replacement. Busy plowing and sanding. Thanks to Jeremy to sanding – from numerous members. Equipment approval is in finance committee and treasurer's hands.*
- *Standing Committee Reports*
 - *Architectural Committee Report – Simon Windell*
 - *No activity. Just received one application and is approved. New fee structure working.*
 - *Finance Committee Report- Steve Oien*
 - *Finance committee report/discussion happened in the treasurer report time slot. Notes are above in the treasurer report section*
 - *Firewise Committee Report – Sharon Cupp*
 - *No new updates beyond provided report. Ian raised a question about who requested the liability release for the pole saw? Committee discussed signing a general release of liability for everything, instead of just the saw? A question was raised about whether it should be approved by our lawyer, she's going to have to be the one who defends it. Perhaps we should have our lawyer review but not create something complicated. Trying to make it accessible. Another question was raised about how does one get access to the pole saw? Fill out a form online. Trying to make it more self serve.*
 - ***Alison Moves to have someone from Firewise committee to meet with Nathalie to review the liability form for a limit of one hour. Ian seconds Approved and Ian volunteers to do it.***
 - *Roads Committee – Monica Hall*
 - *PSA Mazama community club is open tomorrow to fill jugs 930-2pm. There's also a frost free outside the garden.*

- *Met last week, working on summer/fall road maintenance vs lignin. Getting estimates and bids. By April no later than may will have a proposal for the board. Issue to discuss the East Fawn plowing. Committee will recommend plowing it next year to the board.*
- *Mark King presented a compelling and passionate plea to not plow the E Fawn section due to history, recreation, community building and access. He will provide a copy of his remarks so that it can be taken into account during board decision making.*

VI. Unfinished Business

- Rhonda did suggest where funds could come from to pay for truck equipment in an email. Finance committee hasn't had a chance to discuss. Road committee and finance committee should discuss together.
- **Simon makes motion to empower the finance committee to find funds and take action in consultation with roads committee to purchase sander and plow. Alison seconds. Approved.**

VII. New Business

None

VIII. Final discussions

Date of next meeting

- April 8th, 7pm

Adjournment of meeting 8:15 PM