

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

Special Budget Session

Sept 17th, 2025

7:01 pm to 8:14 pm

Board Members Present

Larry Hall, President	Ed Melvin, Member
Craig Bartholomew, Vice President	Ian Dickson, Member
Rhonda Tingley, Treasurer	Kathy Kirner, 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

IV. Approval of Board meeting minutes from Aug 12

- **Rhonda Moves, Larry Seconds. Approved Unanimously.**

V. Budget Discussion

- Rhona discussed the operating budget for 2026
 - Two versions were discussed
 - Discussion happened around how to fund Firewise costs, given grants are going away. Firewise costs will be called out separately rather than just as a part of other fees. Discussion continued about an assessment of Edelweiss properties for Firewise.
 - There was discussion about what is included in bylaw based 5% increase limitations, based on interpretations and precedents set in prior budget approvals.
 - Budget was difficult to put together because of increased costs due to snowplow fees increasing as well as loss of grants. It was trimmed down as much as possible to make it as efficient as possible.
 - There was discussion about including additional budget for line items for additional road work.
 - In summary, in the preferred budget version, rather than a flat 5% fee increase, we only increased dues by 2%, but added a line item for Firewise costs, and a line item for contingency.
- Steve discussed the Capital Budget for 2026

- No questions or additional discussion
- **Ed moves to approve the 2026 Capital Budget, Tom seconds. Approved Unanimously.**
- Rhonda will send out revised version of the operating budget based on discussions, and an explanation for the public. Board voting on the budget will happen during an upcoming Sept 29th Executive Session.
- Steve discussed some costs allocated to the 2025 operational budget, that should be moved to the capital budget.
 - **Ed moves to move \$13,021.59 of pump replacement costs from Operating Budget to Capital Budget, Alison Seconds, Approved Unanimously.**
- Pitkin discussed the need to add Larry and Alison as bank signers, and remove Nikki.
 - **Ed moves to add Larry and Alison, and remove Nikki from signing authority for banks, Craig seconds. Approved Unanimously.**

VI. Addendum

- On Sept 29th The Board held an executive session during which the Operating Budget was voted on.
 - **Tom moves to approve 2026 operating budget, Alison seconds.**
 - **Larry, Craig, Rhonda, Tom, Ed, Ian, Kathy, Alison vote Yea**
 - **Steve votes Nay**
 - **Budget passes**

VII. Meeting Adjourned 8:14 PM