

*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 16<sup>nd</sup>, 2025**

**7:02 pm to 8:00 pm**

**Board Members Present**

Larry Hall, President	Ed Melvin, Member
Craig Bartholomew, Vice President	<del>Ian Dickson, Member</del>
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 7:02pm**

**II. Determination of Quorum**

**III. Approval of Agenda**

**IV. Approval of Board meeting minutes – Steve moves, Larry seconds Approved**

**V. EMC Membership Forum –**

- Discussion on plowing of FS100. Larry commented that Cascade Concrete requested to plow through FS 100 due to efficiency and safety.
  - Debbie and Dave came to speak on the plowing issue. Disappointed in the lack of follow-up on the decision to plow, nothing found in the meeting minutes. Also disappointed in the response to their outreach to the board. Having a hard time understanding the logic of the plowing. There are corresponding opposing factors for safety and efficiency – parking, walking on the roads, need for sanding and continued plowing. Do we have an agreement to plow the FS road? Pitkin says yes.
  - Alison brings up auto safety and issues with lack of communications.
  - Jeremy talks about CCs desire for efficiency and providing better service.
  - Steve is asking if we discussed results of the survey. 66% in favor 34% for skiing. However the language of the survey appeared biased.
  - Can we have a compromise of a single lane? Jeremy shook his head, no. Probably not enough room for both.

- Greg Arden lives on Mustard Mountain. Ski's all the time. It's a popular trail. Feels a thinner trail may work, but doubtful.
- Ed asks What's the use case for the road being unplowed? The purpose of the road is to access the Rendezvous. Ed wonders if it's worth it? People chose to live here because of the easy access. It's part of the community. Not everyone uses it, just like not everyone uses the pool. Yet we maintain that.
- Larry M spoke from his experience about survey construction, and testified that the survey was poorly constructed and should be redone.
- Steve suggests that we keep status quo until more discussion happens to make a better decision.
- **Steve moves to leave the road unplowed until we have more time to make a better decision. Alison seconds. Steve, Kathy, Alison, Tom, Yes. Larry, Ed no, Rhonda and Craig abstain. Motion Passes.**
- Pete Speer – Last Aug 27 Trout discovered in Fawn Creek. This impacts the planning and continuation of a project above the creek. There are also three other issues for remediation. A relic diversion dam exists causing issues with trout migration, a second issue is a culvert under river road, third is a culvert under goat creek road. There is likely funding available to remediate these issues. There are educational efforts underway too. Request is to form an ad-hoc Fawn Creek committee to deal with the issues from this stream, deal with agencies and report back to the board. Craig B asks if Edelweiss will have to chip in money. Pete believes there are funds available elsewhere for the first two issues. The third is a longer term project, but believes the County may have funds. **Craig moves to form committee, Larry seconds – approved unanimously.**

**VI. For Presentation of Reports – (For a detailed summary, please see attached meeting summary)**

- *Manager's Reports – Pitkin Thomas*
  - *A new operations manager, Jordan House, was hired to replace Jeremy as he is leaving for another job. Jordan has been riding along with Jeremy. His education will continue even after Jeremy leaves. Jeremy is willing to consult as will as Craig Hook.*
- *Treasurer's Report – Rhonda Tingley*
  - *Rhonda discussed invoicing members for fees, preparing budget in QuickBooks. There was discussion around new HOA requirements, which will be further discussed as Finance Committee. Accounting methodologies may change, and audits may increase. Discussions with Bart about what will be changing. Further discussions about timing these changes will take place.*
- *Standing Committee Reports*
  - *Architectural Committee Report*
    - *No report – just met last night. Working on simplifying manual to make it clearer. There are issues with language around tiny houses. Can discuss language at the next board meeting.*
    - *More information to come about restrictions due to fish in fawn creek.*
  - *Finance Committee Report- Steve Oien*
    - *Posted the agenda and minutes from last meeting. Discussed new rules for HOAs. Largest impacts are that 14 days notice for all*

*committee meetings. Rhonda already discussed audit requirements. Not required to do an audit until 2028. Few firms would agree to take new audit clients, and cost may be on the order of \$10k.*

- *Discussed cost impacts to overlapping time between Jeremy and Jordan. Won't be significant and can handle within budget.*
- *Firewise Committee Report – Sharon Cupp*
  - *No report*
  - *Audit recommends installing exit signs. Larry M did some work to figure out where to install. Also recommended more work on evacuation routes, process and procedures. Should form an evacuation committee to form evac plans. Ed suggests also considering turnarounds for emergency vehicles. Rhonda believes it's the job of the neighborhood teams to coordinate evacuation routes. Sharon agrees that was a key idea 6 years ago – but believes it's no longer a good use of those teams time. Still believes it needs to be addressed. **Ed moves to create ad hoc evacuation committee, Larry seconds. Approved unanimously.***
- *Trails Team - Doug Swoish*
  - *Thanks to board for the resources for trail building and maintenance.*
  - *Will formalize trail committee and write a charter; prioritize projects.*
  - *There are 3 trails that cross Fawn Creek. Will discuss impacts.*
- *Water Committee – Larry Hall*
  - *No meeting since last board meeting.*
  - *Larry did contact an engineering firm who previously had audited what work needs doing on the system. Larry is going to update what has been done and work with them to update budgeting.*
- *Roads Committee*
  - *There is no chair – but Nikki has agreed to step in*
- *Ad Hoc – Pool Committee*
  - *Rachel has been working with other HOAs and Sun Mtn Ranch club trying to find recommendations for next summer.*

## **VII. Unfinished Business**

- **WUCIO rules.** Larry sent a checklist RE items to comply with by Jan 1<sup>st</sup>. Provide 14 days notices, provide a minimum of 15 minutes, remote meetings, board notes available. Committees where actions of the committee act as the board also have to comply. Need a way to manage compliance. Larry requests the board to review. Alison requests clarity on what a “Committee that acts on behalf of the board”

## **VIII. New Business**

- **Discuss \$100 Firewise fee.** Larry wrote a justification. If anyone asks about the fee, we can use that justification. Ed suggests posting to the website.

## **IX. Final discussions**

- **None**

## **X. Next meeting, Feb 17<sup>th</sup>, 7pm.**

**Craig makes motion to adjourn, Ed seconds. Meeting Adjourned 8:38 PM**