

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

Oct 22nd, 2025

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

II. Determination of Quorum

III. Approval of Agenda

IV. Approval of Board meeting minutes

- **Minutes were sent late, but were approved unanimously by email after the meeting.**

V. EMC Membership Forum –

- Rachel – Expressed concerns about pool maintenance. Request for additional budget for improvements. Discussions continued about feasibility of increased pool maintenance. Rachel volunteers to help come up with a plan.
- Monica – The wobbly hut/package shed is insufficient to house packages. Need to find a new solution, especially with Amazon using USPS.
- **Motion to remove the Wobbly Hut after Pitkin talks to the USPS by Larry, second by Ed. Approved.**
- Ed suggests we change the combo to the lock on the garbage and recycling. Ian suggests removing the locks altogether. Discussion about using a key not a combo. Decision was made to request Jeremy and Pitkin communicate and change the combo on the garbage and recycling.

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

- *Manager's Reports – Pitkin Thomas*
 - *Cows and fences continue to be an issue. Discussion continued about fence maintenance.*

- *Treasurer's Report – Rhonda Tingley*
 - *No report – This is a budget meeting*
 - ***Craig motions to ratify budget, Ian seconds. Unanimous approval by board (47 yes votes, 3 no votes from community)***
- *Standing Committee Reports*
 - *Architectural Committee Report*
 - *No report*
 - *Finance Committee Report- Steve Oien*
 - *No report*
 - *Firewise Committee Report – Sharon Cupp*
 - *No comments on report*
 - *Committee is working on exit signs with roads committee. There may be legal issues.*
 - *Trails Team - Doug Swoish*
 - *Kudos to the trails team*
 - *Updates given on*
 - *Water Committee – Larry Hall*
 - *Met in Sept. Reviewed water data, can make suggestions on water conservation*
 - *Pitkin is making a nice map of all water infrastructure. Ed and Jeremy are working on narrative.*
 - *Discussion about West Fawn Creek fish – Ian reports there's equipment in the creek, that maybe should be removed?*
 - *Will engage an engineer to produce a maintenance plan. Last plan was 2014. Need to ensure we have water to residents at all times, with contingency plans*
 - *Roads Committee – Monica Hall*
 - *No report*

VII. Unfinished Business

VIII. New Business

- **Communication from member about a new HOA law in WA. Between 2026 and 2028, all HOAs must comply with 2018 HOA laws. We must make all board meetings and committee meetings are open to public, and we must provide at least 14 days notice. Also, we must do audits. Do we need to engage our legal team? Suggest we get Natalie involved. Larry will reach out, and will send reference materials.**

IX. Final discussions

- **None**

X. Next meeting, Dec 16th, 7pm.

Ed makes motion to adjourn, Craig seconds. Meeting Adjourned 8:00 PM