

*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

April 21st, 2026

7:03 pm to 8:53 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 | Jordan Houze |
|---------------|--------------|

- I. Meeting call to order 7:03pm**
- II. Determination of Quorum**
- III. Approval of Agenda**
- IV. Approval of Board meeting minutes – Steve moves, Craig seconds Approved**
- V. EMC Membership Forum**
  - **No Discussion**
- VI. For Presentation of Reports – (For a detailed summary, please see attached meeting summary)**
  - *Manager's Reports – Pitkin Thomas*
    - *Water leak and booster pump issues. One pump is down, we only have one. Repairs to happen tomorrow. American Leak Detection is coming the 27<sup>th</sup>. Confident they can find a leak within a day. Jerry Palm is lined up to come out and repair the leak. We should update the community on progress, especially since we have to not use water on Monday.*
  - *Treasurer's Report – Rhonda Tingley*
    - *Report sent, Q1 financials posted.*
    - *Very high dumpster usage, causing extra expenses. Also, extra fees for recycling sorting.*
  - *Standing Committee Reports*
    - *Architectural Committee Report*
      - *Larry and Craig are meeting with lawyer to discuss land use of zone B.*

- *Simplifying fee calculator and making it more clear*
  - *Making sure the ACC process and procedures are consistent and set*
  - *Jordan will act as a patrol for new construction projects*
- *Finance Committee Report- Steve Oien*
  - *Meetings in March and April*
  - *Rachel Klein presented findings from Ad Hoc Pool Committee. Cost estimates were reviewed.*
  - *Reviewing Fees. In 2028 we will be audited, so we are verifying we are in line. With upcoming budgeting, wanted to review. 4 fees, snowplowing and firewise fees check out. Water use and garbage fees are in question. Water fees are based on 84,000 gallons of use – however median and mean are 40k and 10k. Committee is questioning if fees are in-line with use. Garbage fees are similar, in that fees appear higher than actual usage. Cannot find a source of the fees. Want to seek legal advice about fees vs dues.*
  - *How do we know how much the water system costs to operate? Steve discussed different cost categories. Do we have historical data on water and garbage fees?*
  - *Finance Committee will come back to the board on fees and structure of costs consistent with bylaws.*
  - *Rhonda explained how fees had been increased over time.*
- *Firewise Committee Report – Sharon Cupp*
  - *Chipping is lined up. Sign up by May 15<sup>th</sup>. Piles must be ready by the 18<sup>th</sup>. Good news, there's grant money, however we will still need some of our own Firewise money. Dumpsters will become available May 20<sup>th</sup>. They are Edelweiss only dumpsters.*
  - *Assessed hazard trees in the right of way that could be cut to be chipped.*
  - *Sharon will be retiring from Firewise Committee and Doug Swioish will be taking over. Thank you Sharon for your support!*
  - *Ian presented on Firewise inventory of Edelweiss owned property and buildings. Detailed information is contained in the presentations provided by Ian.*
  - *Lots of discussion about plans for addressing firewising our own properties.*
  - *Pitkin will get estimates and work with finance team to source dollars and get approval by email. Maintenance (eg gravel and brush) will be handled by Jordan/Pitkin.*
- *Trails Team - Doug Swoish*
  - *Discussed right of ways, trails, trimming. Working with Jordan on a plan. Spring meadow work has begun. Will assess pumphouse as a part of walthrough*
  - *Team is meeting to continue assessing work that is ongoing.*
- *Water Committee – Larry Hall*
  - *Discussed dollars available for waterline replacement projects. Prices have more than doubled to replace waterline. Special assessment likely won't cover all the costs of replacing remaining waterline. Engineering company will walk through and help develop a capital spending plan.*
  - *Mapping of water system elements continues.*

- *Roads Committee*
  - *Committee recommends status quo on plowing FS100*
  - *Discussion about Earthbind for dust abatement and light grading.*
  - *Discussed signage for evacuation needs.*
  - *Ed recommends OK6 do a site visit to determine what they will or won't do in a firefighting event. Can we invite the firefighters for a pool day, or social event so they can get to know the neighborhood and speak to residents.*
- *Ad Hoc – Fawn Creek Fish Team*
  - *No report*
- *Ad Hoc – Evacuation Committee*
  - *Evacuation needs discussed during roads committee report out*
- *Ad Hoc – Pool Committee*
  - *Rachel presents on pool maintenance recommendations and proposal.*
  - *Alison suggests we prioritize the pool maintenance needs over cosmetic and toilet needs.*
  - *Steve points out that our reserve study includes 10k in 2027 for pool updates.*
  - ***Tom moves to approve proposal and Craig seconds. Approved.***

**VII. Unfinished Business**

**VIII. New Business**

- Larry encouraged more participation at the annual meeting from board members.

**IX. Final discussions**

- None

**X. Next meeting. No discussion of dates.**

**Meeting Adjourned 8:53 PM**