

Edelweiss  
Board of Directors Meeting

Date: December 13, 2008

Present: Pat Leigh, Dick Lindblad, Karen Reneau, Stan Wentzel (via phone), Leonard Yerkes (via phone) and Chris McMullen (via phone).

Absent: Mary Kiesau, Larry Goldie, and Derek Phipps

Staff Present: Dick Volckmann

Chair: Pat Leigh

Minutes recorder: Pat Leigh

Prior minutes were approved by email.

Dick Volckmann presented the following report. Comments by Board members are included.

**MANAGER'S REPORT & RECOMMENDATIONS TO  
THE EDELWEISS BOARD**

**December 13, 2008**

▪ **FIREWISE**

We continue to make slow progress with the Firewise program. Judy Swank, representing the Forest Service, has marked the trees to be removed on the properties which have signed up for the firewise program and a letter has been sent out to the affected property owners advising them that they may reverse the markings if they desire. Some owners when it became clear that there will be an undetermined cost to their participation have opted out of the program. We are unsure now as to that actual number of property owners who will be participating.

Pat Leigh asked how many property owners have cancelled. Dick V. said 5. On November 20, 2008, 47 lot owners were sent a letter giving them 30 days to "un-mark" trees on their property. The letter included a complete explanation of the costs associated with the program. If only 5 people have chosen to cancel their participation, we still have a good number of participants.

- **EAST FAWN CREEK ROAD**

The Forest Service under the direction of Arlo Vanderwoude is planning a logging operation combined with a firewise clean-up of the forest adjacent to the lots fronting on Mustard Mountain Road and Ayers Court. Arlo has given me a memorandum from the Forest Service which requests access to Forest Service property by way of Ayers Court. This would mean that logging trucks would be accessing the area via East Fawn Creek Road, Mustard Mountain Road and Ayers Court. The Forest Service would be constructing a logging access road from Ayers Court into the logged area. There is a strong possibility that if we grant the Forest Service access through Edelweiss roadways, we can get the Service to upgrade East Fawn Creek as a 'Quid pro Quo'.

I would like to here some discussion as to whether or not we should grant the access. We very well could get a decent road out of the deal.

The Board agreed to have Dick V. continue negotiations with the Forest Service, allowing access via E. Fawn Creek and requesting upgrades to the road in return.

- **DUST CONTROL**

Please refer to Mel Hartwig's recommendations as per the email I sent out yesterday.

Mel Hartwig's letter recommends that the EMC contract with McHugh and Cascade Concrete to prepare the stretches of Highland Road and Homestead Road that were improved in 2008 and apply a 20' wide strip of Lignosulfonate (lignin) on each. The total cost of the bid is \$7662.50. Hartwig recommends adding a 10% contingency for a total of \$8428 before sales tax.

The cost is \$0.072 per sq. ft.  $\$8428/0.072 = 117056$  sq. ft./20 ft. wide= 5853 feet of road treated or approximately 1 mile. This equates to the distances on Highland and Homestead from the entrance to Quaking Aspen.

The Board agreed that this was a reasonable price and that we want to see this work completed in the Spring of 2009. However, they requested a comparison of the product that is applied by Enviro Tech to that of Cascade Concrete before making the final decision. Dick Lindblad agreed to contact Cascade Concrete to request the rate of application and whether they would guarantee their work.

- **HIGHLAND MEADOW WATER LINE**

The bids are in for the new waterline across Highland Meadow. Please refer to the info on yesterday's email. We have two additional bids on portions of the line that we may want to consider in addition to the line across the upper meadow.

The information referred to is a letter from Mel Hartwig explaining the scope of work and the bid process. In the end, Doug Haas Excavating (DHE) came in with the 'winning' bid. According to Hartwig of North State Consulting (NSC)... "On November 21, 2008, November 23, 2008, and November 25, 2008, each of the three contractors, 1) Palm Construction Inc. 2) McHugh's Excavation, Inc. and 3) Doug Haase Excavation, Inc., were provided a field walk through of the project and each were provided with budget request documents. The budget request documents included three sections of existing four inch PVC water line to be replaced with a new six inch C-900 line.

The 6" waterline across the upper meadow is the next required upgrade to the EMC water system as EMC moves to full build out. The second scope of work is recommended to complete the short section of six inch line between the upper meadow line and the East Fawn Creek Road line. The third scope of work is recommended since the Co-Op will be installing their new electrical conductor in East Fawn Creek Road in the spring of '09.

The total recommended budget for the upper meadow line is \$96,000.00 (without sales tax) which represents a 29% contingency over the DHE budget. Comparing the budget received from DHE with the budget prepared by NSC for EMC in 2006, DHE's budget is 3% below NSC's budget.

The recommended budget, based on DHE budget, for the second and third sections of six inch line are respectively, \$13,000.00 and \$25,400.00. Each of these recommended budget amounts includes 20% contingency and no sales tax. Scope of work includes an allowance for cost sharing of the first three feet of trench excavation with the Co-Op. "

Pat Leigh requested that when we install the upper meadow waterline, that we consider adding a standpipe at the foot of Crab Apple road in the upper meadow, to be used for watering a community garden, should such a project be approved in the future. Dick V. agreed that it would be relatively inexpensive to do so at the time we install the new line, rather than later, and said that he would request an estimate of the cost. Stan Wentzel cautioned that any Garden Project would need the approval of the community and specifically property owners whose views and/or property could be impacted.

The Board members agreed that, while this work needs to be done, we would wait to approve the contract and scope of work until we approve the budget for 2009.

- **CAMPGROUND BUILDING**

The new roof is installed and insulated, and looks a whole lot better than the dead grass it has replaced. The new insulation should cut down on heating costs significantly.

- **COMPREHENSIVE PLAN**

Mel Hartwig is about 95% finished with his plan and spreadsheets. He would like an opportunity to present the plan to the Board, preferably at a special meeting - - perhaps in mid January.

The Board members agreed to meet with Mel Hartwig during the first week of January. We need to set a date.

- **BUDGET**

I have submitted the budget to the Board (which you should have in hand) as a starting point. I would like to have an approved budget in hand by January 9, 2009. Discussion is encouraged.

Karen Reneau, Pat Leigh and Dick Volckmann agreed to meet on Tuesday, December 16, to review EMC accounts and come to terms with how to reflect specific expenses. Our bookkeeping was designed to reflect actual costs for services provided by Rich Molz for which we paid him an hourly wage, over and above his salary. We now have two managers each of whose salary/wages will be reflected in our books as a total. Some historical accounts, such as "sanding" or "road grading" are not needed, since this is part of manager's job.

The Board will be sent a revised Profit and Loss statement and Balance Sheet that will include these changes and the amounts agreed upon by this committee. Budget approval will be handled via email.

This concluded Dick Volckmann's report.

Pat Leigh provided the following:

**Winter Trail Grooming**

The Ski Trail Committee has received \$2255 in donations from 28 Edelweiss members. Expenses to date total \$977.04 for a remaining balance of \$1277.96. We anticipate reimbursing volunteer groomers for the cost of gas and oil. We also expect to continue soliciting and receiving contributions from members as they enjoy using the groomed trail in the upper meadow. Pat also mentioned that we may have at least one person who will commit to a specific number of hours for grooming each week.

## **Sewer System Upgrade**

Since our last Board meeting, we have seen enormous progress. The entire sewer system has been inspected by a qualified engineer. The inspection identified several areas of concern, all of which have been addressed. New meters have been installed on the drain fields, one pump replaced, a monthly inspection of the drain fields and lift stations appears to be taking place by the County, we have discussed possible remedies for the odor in the lower meadow that appears to be coming from a clean-out station near the swimming pool, and every known septic tank that is hooked up to the central sewer system has been serviced by J.A. Wright.

For now, Dick Volckmann and Craig Hook will continue to work with the County staff assigned responsibility for our system. Pat Leigh and Karen Reneau plan to meet with the County Department of Public Works to discuss our audit findings and the fee structure for 2009, before the County issues 2009 billings.

## **Swimming Pool**

Even though we know that our swimming pool is safe, there is some concern for the fact that we may not be able to open our pool this year because of new State/Federal safety standards. For this reason, we have not pursued getting information on solar heating options.

## **Executive Session**

Pat explained that the remainder of the meeting would be a closed Executive Session so that Board members could discuss employment matters. Dick Volckmann departed and the Executive Session was called to order.

Executive Session discussion is off the record, however, after much discussion, Pat Leigh agreed to present the options that the Board members were deliberating over in the form of a quasi ballot, asking members to chose between options. Employment issues need to be resolved by the end of the year. We hope to handle these matters via email.

The meeting was ended and all agreed to keep calendars handy for scheduling a meeting with Mel Hartwig in the first week of January.