

Edelweiss Board of Directors  
June 26, 2008 Meeting Minutes

BODs Present: Pat Leigh, Karen Reneau, Larry Goldie, Mary Kiesau, Dick Lindblad and Kris McMullen (via teleconference).

Absent: Leonard Yerkes, Stan Wentzel, Derek Phipps

Staff Present: Linda McWhirter, Dick Volckmann and Craig Hook

Guest: Mel Hartwig

1. Minutes for May 24 Board Meeting were approved as read by Mary Kiesau

2. **President's Report/Land Issues:**

- Redevelopment of Edelweiss Trails: Pat shared information gathered from extensive conversations with county staff and others regarding the plat maps and the Edelweiss trails. The trails are a part of the original development design/short plat. They exist as trails, not easements. Pat has given the new "Trailblazers" Committee, led by Jan and Will Fohrell, the 'green light' for any trails on the plat map with the understanding that owners of properties bordering the trails will be given advance notice of work parties and restoration work. The first work party is this coming Sunday. We passed a motion creating a \$400 budget for trail work for the fiscal year.
- Pat shared information about a property that may or may not have an approved Edelweiss easement for water. Some discussion. It was agreed that the title to the property should contain the easement, and that we should review the title.
- Pat shared that she, Dick and Craig agreed that the simplest way to protect the community common area near the top of Quaking Aspen from heavy machinery crossing it would be to drop a couple

of big trees on the property lines of the common area when we get the tractor back.

### **3. A Comprehensive Plan for Edelweiss?**

- Pat invited Mel Hartwig to speak to the Board about the concept of having a comprehensive plan for Edelweiss. Mel used to live in Edelweiss and has been involved in Edelweiss infrastructure planning for a long time, both as a resident and property owner and more recently as a consultant.
- Mel's main point is that we have prepared many of the pieces of a long-range, comprehensive plan (roads, water, electricity, etc.), but we have not put all the pieces together in one plan so that we see how each piece corresponds to, effects or benefits another.
- Much discussion ensued. The following are notes Pat took:

*Provides a way of predicting long-range costs for the operating budget*

*Increased Property Values: From an outsider's perspective, it shows a responsible approach to managing the community, making it more appealing to a buyer.*

*Provides for better Emergency Response and better fire protection*

*County Electric Co-Op: Without a comprehensive master plan, the Okanogan County Electric Co-Op is not able to fully participate in projects involving road improvements and build-out. The Co-Op is extremely reluctant to upgrade the three-phase power supply throughout Edelweiss unless Edelweiss upgrades their roads and utilities at the same time. They don't want us digging up roads for utility improvements if they have already put down new lines. Thus upgrading the 3-phase power supply will take significantly longer if Edelweiss is not able to provide a long-range plan that we are committed to. (Note: 3-phase electricity is high voltage. The power used in each household is single-phase. Each transformer throughout Edelweiss uses single-phase power. The County is installing 3-phase power on East Fawn and needs to install it throughout Edelweiss in order to balance the load throughout the*

*community to avoid brown-outs and potential fires caused from transformers being overloaded.*

*Cost Benefits: Without a comprehensive master plan, every project that we consider requires an assessment by a qualified engineer or consultant. With a plan on file, we should be able to significantly reduce our costs when making management decisions and move more quickly.*

*Continuity: As responsibilities change hands, i.e., new managers are hired and new officers are elected, having a comprehensive master plan would allow for a smooth transition and provide continuity in the management of the community.*

*(Note: The plan does not include sewer, which is owned and operated by the County.)*

- We passed a motion for a maximum budget of \$4000 for Mel Hartwig to develop a Comprehensive Road & Utilities Plan for Edelweiss, with an anticipated deadline of September 1. Mel agreed that if the plan took less time to develop, the full budget might not be needed.
- Aside: Dick Volckmann is in the process of dealing with routine maintenance and inspection of our community sewer system. Either the county will agree to do it as is required by our payment to them, or we will stop paying them and find a private licensed inspector. If we succeed in taking on the responsibility ourselves, we'll want Mel to include septic in the comprehensive plan.

#### **4. Do Our Covenants Allow B&Bs?**

A realtor, on behalf of a potential property owner, asked Edelweiss management if they could open a B&B in Edelweiss. Pat asked Dick Lindblad to research the issue. Dick gave the following presentation

- The County does not prohibit B&Bs in established developments, however B&Bs in the Methow are limited to two rooms. The covenants of a planned development are the legal doctrine that would allow or prohibit B&Bs

- Dick found that our covenants clearly state that buildings are limited to single-family homes. The covenants say, “Land Use: Lots within the area now or hereafter subject hereto shall be utilized solely for the following purposes:

“Zone A. Lots in platted land designated "Zone A" shall be used solely for single family residential use consisting of a single residential dwelling and such outbuildings (garage, no more than one guest cottage, patio structure) as shall be consistent with a permanent or recreational residence.”

- There was some discussion, with folks noting that we have many home-based offices or businesses as well as nightly rentals, but it was generally agreed that in the case of a B&B, our covenant is clear, and we have no desire to attempt to change the covenants, which would require a vote of the entire landownership.

## 5. The General Manager’s Report

- **Fire-Wise:** Dick has had several meetings with Dick White and Lorah Waters about the program. The program provides \$27,000 and we provide an equal match. The match can take into account personal time landowners put in, costs they incur, chipping, and much more. Don’t be afraid to ask if something meets the match requirements! However, work or money towards the match is restricted to the list of properties of this year’s program. At this point, we are waiting for the USFS to approve the grant. Pat and Dick will prepare a letter to the USFS outlining the amount of public notification and input we’ve received, and encourage them to award us the grant, as requested by the Methow Valley Forest Owners’ Co-Op. If the grant is funded, we expect thinning and brush clearing to begin in the fall.
- **Black Truck:** still trying to find a replacement for it
- **Road Upgrade:** We expect Mike McHugh to begin the first week of July. Expect some detours and other inconveniences associated with road work.
- **Forest Service Meetings:** Dick has continued to meet with FS reps on the upcoming logging as well as the potential to improve East Fawn. The FS expects the thinning/logging will begin very soon. They will be taking out about twice as many trees as last year (expect them to work longer than last year as well). The FS has assured us that the contracted crew will not drive their trucks down to Goat Creek outside of

their allowed hours. The FS also has some funds available for road maintenance that we could use on East Fawn. It is not much but it may allow us to widen and grade the worst sections. The FS may also clean up the blown-down trees near the bottom.

- **Community Drain Fields:** Dick has continued to press the County about their lack of inspection and maintenance of our community drain field. Very recently, they finally sent someone who discovered the huge problems that we have – this person agreed to come back and resolve the problems. In the meantime, Dick has also been trying to get back from the county \$9+K in payments we have made to them for this inspection service (they are supposed to come monthly but haven't). We would like to discontinue county service and begin using a private contractor. Dick passed out a sheet outlining the costs of employing our own contract maintenance of the drain field. Stay tuned.
- **Garbage Area:** The slab has been poured and 4 more dumpsters should be in use by the first week of July. Edelweiss is not going to allow residents to use individual trashcans any longer. All residents should use the dumpsters. Dick passed out a sheet outlining the various costs to Edelweiss and how they will be passed to residents. All residents will be billed for the dumpster service regardless of whether they currently have pick-up service with MVSS. The billing will be included in either the annual dues or quarterly. There was some discussion about how to encourage people to throw-away less, thereby decreasing the amount of dumpsters we use and decreasing everyone's cost.
- **Tractor:** is still in Okanogan waiting to be fixed. Chipping will take place as soon as we have it. Dick would like us to think about the possibility of getting a new (used) tractor in the near future because the one we have constantly needs repairs. Kris agreed to look in the Tri-City area papers – will work with Dick on this.
- **Sod Hut:** Dick has sought estimates from several sources and has received one quote (from J Palm). The roof needs to be completely replaced with metal and other work needs to be done to and around the building (remove the berms, etc.). The Board had remaining questions and encouraged Dick to get more bids before we move forward.
- **Nuisance Bears:** The bears are still around, visiting various houses throughout Edelweiss. The trap is currently on Quaking Aspen. (As of the 1<sup>st</sup> of July, the trap was moved to the vicinity of the east end of the upper meadow). Folks should continue to be encouraged to keep any food sources and anything smelling of food inside.
- **Fawn Road Repair:** Craig will put down some gravel when the tractor is back in action.

- **Cows:** Some cows made their way into Edelweiss recently because the gate on East Fawn was left open by work crews. The gate needs repairing as folks have been driving bulldozers and trucks through it. Dick will ask Tom Graves to fix it. The rancher, Troy Accord, has already retrieved the cows.
- **Water Report:** Dick applauded Linda McWhirter's work in helping them prepare and file the water report required by the EPA.
- **The Pool's Main Drain Compliance:** All public pools must comply with State rules, and we've been alerted to a new rule that states pool must have 2 main drains. We have not had a main drain in many years (we have skimmers), and have asked if we are exempt from this rule. We are waiting to hear whether pools like ours will be "grandfathered" in. It will be very costly to put 2 main drains in if we are not allowed to have skimmers.

## 6. Other News

- The propane bill this month was \$900+ to heat the pool. Some discussion took place about how to lower the bill, including possibly installing solar heaters in the future. We agreed to lower the pool temperature to 70 degrees vs. the current 80.
- Weed spraying in the meadows has taken place (spot spraying)