

Edelweiss Board of Directors Meeting

June 9, 2009

Date: *June 9, 2009*

Present: Pat Leigh, Bruce Firestone, Mary Kiesau, Kelli Rotstan, Karen Reneau, Tom Lasater, Kris McMullen (via phone), and Stan Wentzel (via phone)

Absent: Leonard Yerkes,

Staff Present: None

Chair: Pat Leigh

Minutes Recorder: Mary Kiesau

Meeting Started at 5:15 pm and adjourned at 8:15 pm

1. Election of Officers

- *Pat made a motion to elect Kelli Rotstan as Vice President.*

Karen seconded. All in favor.

- *Kelli made a motion to re-elect the three remaining officers (Pat as President; Karen as Treasurer, and Mary as Secretary).*

Tom seconded. All in favor.

2. President's Report

- Pat provided an overview and summary of several past and current projects and how staff are handling them/where they are now – the Comp. Plan, Speed Bumps, Procedure for Landowners in Arrears, Sewer issues (with County), and Firewise.
 - It was suggested and agreed that Linda give Dick and the Board a monthly report of everyone in arrears and their status of where they are in the 30-60-90 day time period.
 - The speed bumps were discussed for a while with the main point being that speed bumps themselves seem fine but their placement and installation was a concern, both for safety and for the roadbed. Plus, with so few of them, people felt they weren't going to slow people down. It was suggested and agreed that we ask Dick & Craig what they did, why they did it and how it's working.
- We also briefly discussed issues of staff accountability, time accounting, and quality of work.
 - Everyone agreed receiving reports from Dick was helpful and welcomed.
 - We all agreed that we'd like Dick to present a summary about his upcoming work goals/plans at each Board meeting and in his bi-monthly reports (a short list of work planned and deadlines working toward).

3. Treasurer's Report

- The water line bill for the upper meadow is \$99K+, which will take all of what we currently have in the account plus some funds from new hook-ups. The Water Acct will be virtually empty after this.
- Accts total:
NCNB Checking: \$77,354 (for operations)
Water Acct: \$46,650 (will be depleted by current projects)
Savings: \$59,610 (for operations)
Drain field (for expansion of drain fields only): \$189,991 (in a money-market)
- Question about whether people can auto-pay bills (monthly?). We briefly discussed this at the last meeting too, and Karen's opinion is that it'd be very difficult to keep track of so many different payments from so many people. Billing would become much more complicated for our part-time administrator.
- We briefly discussed what a special assessment for water line improvements might be. Firm dollar numbers haven't been calculated, but the possibility of it not being very much lead to a question of whether

simply increasing the water-use fees for water line improvements might be an option. No vote would be required.

- We briefly discussed further (from the last BOD mtg) installing new water line on East Fawn in conjunction with the Electric Co-Op placing cable. At the time of this meeting, Edelweiss and the Co-Op had not yet come to an agreement, and we did not have a bid for the work from the contractor. Since the meeting, both have been confirmed and *the Board voted in favor of, “granting Dick Volckmann permission to contract with Doug Haas to install the E. Fawn Creek waterline as described in his email of June 13, 2009.” Pat made the motion and Kelli seconded. The motion passed.*
- We had more discussion about water metering – state requirement coming soon but will it be enforced and is it practical to assume everyone will have/get the necessary meters and that we’ll be able to read them without error regularly. Question about whether the staff were waiting for something from the Board or if they just had not made this happen yet.

4. Long-Range Planning Cmte

- What would they be directed to do? It was decided that Cmte members could evaluate the current list of topics/tasks and decide what they should do. Inform the Board at the next meeting?
- The following people agreed to serve: Bruce Firestone, Tom Lasater, Karen Reneau (currently on), Leonard Yerkes (currently on). Other community members may still join the cmte.

5. Firewise Update

- There were 39.54 acres identified in final application. There were 43 property-owners. We’ve received agreements from 28 landowners for 22.11 acres. We need \$24K to make it a go and only have \$13K+. Fifteen people have specifically opted out. Pat sent these 15 folks a letter asking them to reconsider – they can agree to do the work themselves, hire others, etc. Pat will continue to negotiate with the Firewise officials about whether we can proceed without agreements and payments from all 43 property-owners.

6. Website Make-over

- Edelweiss has hired Nancy St. Clair to re-design the website. Pat asked all of us to review the North Village site; there are other local homeowners assoc. websites (Wolf Creek, Pine Forest). If anyone wants to help with the project, contact Karen. Medicine Wheel hosts it and will continue to do so. Karen will likely continue to maintain it after it is re-designed.

7. Mailboxes

- Apparently Pat has heard from one or more members who feel the current location is hazardous. We are also running out of space – and will eventually. There’s been some thought to moving the mailboxes to the campground. After some research and discussion, it appears we need to leave them on Goat Creek. Could we add another section on the other side of the road (where we don’t want people to park)? Another option is purchasing a whole new set of mailboxes (like the ones in Mazama) – people could rent them out (?), otherwise, who pays for them? They are pretty pricey. It was suggested and agreed upon that we should determine exactly which mailboxes are currently in use (ask the Postmaster and/or put a note in each box), as some may not be. It was also suggested that we determine exactly what is acceptable and/or required by the Post Office.

7. Real Estate Signs

- We continued the discussion that was recently brought up on email about the overwhelming quantity of real estate signs. We decided our options were:
 1. No signs allowed inside the association (the unwritten policy of the past, when Edelweiss was being developed)
 2. One sign is allowed in a home window
 3. One sign is allowed on private property but must be 5 ft from the boundary
 4. Leave current situation as is.

There was much discussion.

Tom made a motion that all real-estate signs be 5ft off an Edelweiss Rd, on the property that is being sold. Kelli seconded.

More Discussion. Is it enforceable? Do we have the support of the community?

Motion rescinded and modified to: We will send a letter to all real estate agents and landowners "requesting" that realty signs be kept 5 ft from an Edelweiss Rd, on the property that is being sold, and only one sign be put on a property for sale.

Pat seconded. Motion passed.

8. Magnesium Chloride test on Un-Improved section of Road

- Pat explained that Dick Volckmann was approached by Jerry Palm with an offer to treat 400' of road with magnesium chloride for dust abatement, giving us a chance to compare it with lignin sulphonate. The cost would be \$350.
- Brief discussion ensued with questions about whether this is the substance that is known to damage cars and whether it has ill effects on plants/trees and/or is toxic to the environment.
- ***A motion was made giving Dick Volckmann approval to spend \$350 to test magnesium chloride on 400' of road, on the condition that Dick research the substance and be satisfied it will not harm vehicles or the environment. The motion passed.***
- On June 10th, the day after the Board meeting, Pat sent an email to Dick telling him this news. She also told him, "Some members of the Board have reservations based on conversations with others indicating that this product may be harmful to auto brake systems, and that it is extremely difficult to remove if splashed onto a car. They have also been told that it may be more harmful to the environment than lignin. Please do some research and let us know what you decide. One or two Board members may provide you with some helpful information." No decision had been made as of these minutes.

9. Upper Meadow Restoration

- We had a brief discussion about what has happened in the upper meadow due to the water line work, as well as what may be needed to return the area to as much of a normal and nature state as possible.
- Bruce moved that we hire Rob Crandall to consult on restoration of the upper meadow, for a fee of \$150. Tom seconded. Motion passes.***

10. Other Notes

- Very brief discussion of whether to meet more frequently (over 2 months instead of every 3). Seemed like everyone was willing to give it a try. Very brief discussion of when and how much to involve staff in meetings.