

**Edelweiss Board of Directors  
Minutes for Board Meeting March 1, 2008**

The meeting was called to order by Dick Lindblad at 3:10 PM. Those Board members present were: Dick Lindblad, Anna Carver, and Pat Leigh. Larry Goldie gave his proxy to Dick Lindblad. Leonard Yerkes gave his proxy to Pat Leigh. Karen Reneau gave her proxy to Linda McWhirter. Craig Hook, Dick Volckmann and Linda McWhirter were also in attendance.

December Minutes were approved as written.

Old business from December Minutes:

**1. Dual signature requirement on Edelweiss accounts:**

**It was agreed in the December 2007, Board meeting that all Edelweiss accounts, from checking and savings to investment accounts would require two signatures in order to move funds. Linda McWhirter agreed to contact all necessary offices to get this in place.**

**2. Also, there is a State mandate requiring that we have a water metering system in place by 2009, whereupon the State will be able to monitor how much water our community uses. Eventually lot owners will pay the EMC based on the volume of water that they use. Members will be required to locate and make their meters accessible. This notice needs to go in the next newsletter.**

**Manager's report:**

Broken water pipe on Fawn Road:

Friday night, started getting reports of "no water." Dick and Craig checked the pump houses and found the pumps were off. The leak had drained the reservoir. They started the pumps manually which refilled the water mains and reservoir. Saturday morning, discovered broken pipe on Fawn Road. Located shut-off valve for Fawn Road within a 10' radius but it was impossible to reach it. The water flow was stopped (on Sunday) when a backhoe was brought in. Conflicting maps show that the pipe either dead-ends where Fawn Road meets Highland or it connects with Highland.

Telemetry used on water system:

Craig Hook described continuing problems with telemetry on the water system. The system is designed to run with two pumps so that there is always a back-up pump available. In order to keep from wearing out a single pump, the pumps should alternate automatically. For now, they have to be switched manually because the controls for well pump #1 are failing to respond after initial start-up. Craig has been working with a telemetry expert from Irrigation Technologies and Control in Wenatchee, WA. Craig had checked the pump with the telemetry

expert during the week and everything seemed to be working properly. But when the reports of “no water” started coming in, Craig and Dick checked the pump and found that it had to be switched to a manual setting. (Note: It turns out that this was coincidental. The pump issue was not related to the broken pipe.) Currently, pump #2 is still doing all the work and is functioning normally on the automatic setting. In addition, it was discovered that the reason the well pumps have to be switched manually is because of an unreliable power source. That problem should be solved when additional power is provided, which is all part of the East Fawn Creek Upgrade. Then, if deemed necessary, automatic switching could be installed.

East Fawn Creek Upgrade Cost:

\$42,000 was the approximate cost for trenching, installation of pipes and wiring.

Firewise Grant approved for \$60,000:

Dick Volckmann reported that he will meet with Dick White and Lorah Waters, USFS staff who deal with Firewise issues, next week. The \$60,000 grant provides for one-half the amount of acreage that was included in our original application. Dick Volckmann, Craig Hook and Steve Cleaves will assess which areas will be given priority and what methods will be used, based on previously identified areas of significant risk. **A report will be made to the Board documenting their recommendations.**

Pool Barricade and Main Drain Compliance:

Edelweiss recently received notice from the Dept. of Health that two issues needed to be addressed with regard to pool safety. One is the maintenance of a proper pool barricade (fence). The other is the installation of a second main drain in the bottom of the pool in order to avoid a suction danger to small children. Dick Volckmann contacted Mike Haar at the Dept. of Health and advised him that, 1-the Edelweiss pool area is completely fenced and is not in need of upgrading, and 2- the Edelweiss pool main drain was plugged with concrete some years ago due to a leak in the drain pipe, and therefore poses no threat to swimmers. Mr. Haar agreed that, given the information provided to him, the Edelweiss pool is within Health Dept. compliance requirements.

Black Truck:

The Ford 350 crew-cab pick-up truck has proved to be an unacceptable vehicle for snowplowing and sanding due to its size, dual rear wheels, etc. It is also beginning to have significant mechanical problems. We have a chance of replacing it by trading for a more suitable truck for less than \$1000 out of pocket. **Anna made a motion that the General Manager should proceed with such a plan so long as the cost does not exceed \$1000. Pat Leigh seconded, and the motion was passed.**

#### Chip-seal:

After reviewing Dick Lindblad's chip-seal information Dick Volckmann and Craig Hook did some more research and talked with Mel Hartwig. They concluded that the application of chip-seal could be an expensive and ineffective process and that they could no longer support the application of chip-seal to our roads. Dick Volckmann and Craig Hook went to Steve Cleaves with a report that neither Dick, Craig nor Mel could recommend the use of chip-seal. Steve Cleaves had prepared a newsletter column asking members to use an enclosed ballot to vote on roads/chip-seal. He had requested Linda McWhirter publish and mail the newsletter but Cleaves agreed to stop the newsletter, not issue a ballot and reassess the matter.

#### \$100,000 approved for road improvements:

The money that was obtained through a loan from the Electric Coop (and that has been in our checking account since May of 2007) was originally slated for improvements on Homestead along the stretch from Highland to Quaking Aspen, with a 20' wide strip of chip-seal.

Since chip-seal is no longer being considered, we need to go back to McHugh for a new estimate. The Board members asked Dick Volckmann to discuss with the electric Coop and Mel Hartwig, a plan that would include running new water pipes and electric conduit at the same time that we are upgrading the roads. Pat Leigh suggested that it would be most cost effective to make such improvements while all the needed equipment and crew would be on site, working on the road upgrade. We asked that Dick Volckmann then make a recommendation to the Board as to which stretches of road should be given priority based on traffic flow and community needs. Pat said that this needs to be given the highest priority, given that we need to get the earliest possible start date from McHugh.

**Pat Leigh moved that the Board approve contracting with McHugh to complete the road improvements plan recommended by Dick Volckmann and Mel Hartwig, if the estimate comes in within 10% of the original \$100,000. Dick Lindblad seconded the motion and the motion passed.**

**Anna proposed that we prepare a letter to be sent to each lot owner** along the path of the planned road improvements that would provide an explanation of the cost to individuals for water tie-ins and driveway culverts if they pay for McHugh to do the work as part of the overall job and compare this to the cost of paying to have it done privately, as each lot is developed.

It has been estimated at \$1660 for each water tie-in and \$1320 for each driveway culvert for McHugh to do the work while working on the roads. Some thought it could cost as much as \$10,000 to have the same work done privately, since it would be necessary to dig up the road and then restore the road to its original state.

#### Speed Bumps:

Dick was previously authorized to spend \$1000 on test speed bumps. With all the controversy over roads, he has been reluctant to make the purchase. The Board encouraged him to make the purchase as soon as possible, so that those most concerned about controlling speed on their roads could be given an opportunity to test the effectiveness when the snow melts.

#### Snow Plowing:

Dick has been very satisfied with Jerry Palm's service and recommends it for next year.

#### Heating Pad for Sand:

Total cost for labor, concrete, electrical work and heating cables is about \$3600. However, Rick Mills agreed to accept \$2439.35, giving Edelweiss a credit for the heating cables and his personal labor.

#### Yurt:

Dick Volckmann has e-mailed the individual who requested information on the possibility of erecting a yurt on the campground property for the winter months. Dick informed him that:

- 1- it could not be year-round,
- 2- water could not be provided, in that we turn off the campground water in the winter,
- 3- he (the purchaser of the campground lot) would have to contact the Coop for information about electricity and
- 4- any platform would have to be removed yearly. Dick has not received a reply from the individual.

#### Community Drain Fields/Septic System:

Dick calculates that we are paying \$9620 per year to the County for maintaining our community drain field. Until last year, a county employee made regular visits to Edelweiss and did a good job of looking after all of the septic pump houses. That employee is no longer with the County and his position remains vacant. Dick has contacted the County, specifically, Frank Sautell, Director of the Dept. of Public Works, and Bud Hover, County Commissioner to ask that we stop paying the county for a service that is no longer being provided and use the money to contract for maintenance privately. We can't spend the money in our slush fund for anything other than a major repair. **Dick V. has proposed that the County repay the \$9620 that we paid them last year.**

**Dick has also been in contact with Rose Clements of the County and will ask her for copies of whatever documentation on our current arrangement might be available.**

#### Garbage:

Dick and Craig have been on the job long enough to have observed the inefficiency of our garbage system. The Methow Valley Sanitation Company spends an inordinate amount of time emptying the cans of full-timers and seeing that lids match cans, etc. Dick has made some calculations that show how we could switch full-timers to dumpsters, rather than private cans, and save money.

Edelweiss rents the dumpsters and historically has subsidized the cost of garbage service for part-time residents to the tune of \$748.38 per year.

With a small adjustment in the fee structure to both part-timers and full-timers, we could stop subsidizing the service by having everyone pay their fair share and have a much more efficient system.

**The Board agreed to have Dick Volckmann pursue a change to a dumpster system for all garbage service.**

**It was also agreed that Dick Volckmann or Linda McWhirter should purchase a new padlock for the full-timer's side of the garbage shed.**

Freeze ups:

Over the course of this winter, four water mains to homes have frozen. One or two out of four will be repaired at our cost.

--Tom Jones lot = freeze occurred in the driveway and will be his responsibility

--Nancy & Steve Edger = on Ayers Court. Not sure whose responsibility this will be.

--Phil Welsh = The water main on Elderberry Road is frozen past the Hill residence and needs to be replaced and lowered at our cost.

--Jo Carter & John Adams = the problem fixed itself but we need to examine and assess

--The Fawn Road main break, which occurred on Friday night, will have to be investigated to make sure it is our line and not Bianchi's. The road surface will also have to be repaired.

Frozen pipes will be a continuing challenge given that the water pipes for the entire community are too close to the surface, having been installed at 3' deep.

This concluded Dick Volckmann's report as General Manager. **The Board asked that Dick Volckmann review all project proposals including road improvements and water/electric improvements and recommend the highest priorities and best use of funds. See motion under "\$100,000 approved for road improvements" above.**

EMC Letterhead:

**Pat Leigh shared the letterhead that was used for the Bork letter and the Board members agreed to use it in the future as letterhead for all official Edelweiss correspondence.**

Bork controversy:

No new news. Bork has not responded to the Edelweiss letter. There has been no further communication on the matter. Neighbors have been asked to report any significant activity on the property.

Welcome new neighbors:

**Pat Leigh has agreed to design a door tag to welcome new home owners to our community and provide information on how to sign up for basic services.**

Grass Roof on the campground building:

**Budget for a new roof approved at \$14,000 (\$5000 from 2007 and \$9000 allotted in 2008). It was suggested that we look for inexpensive labor to remove the existing sod.**

Dick Lindblad asked if there was any other business that we needed to discuss. It was agreed that all items of concern had been addressed.

The meeting was adjourned at 6:15 PM