

**Edelweiss Board of Directors**  
**Minutes for Board Meeting September 1, 2007**

The September 1, 2007, Board meeting was held at Steve Cleaves' home. Steve opened the meeting at 4:00 PM. Present were Steve Cleaves, Pat Leigh, Leonard Yerkes, Karen Reneau, Anna Carver, Dick Volckmann, Stan Wentzel, and Craig Hook. Dick Lindblad gave his proxy to Pat Leigh in case of a vote and Larry Goldie gave his proxy to Karen Reneau. Derek Phipps was unable to attend.

Meeting minutes from the previous Board meeting were approved.

**Dick Volckmann started the meeting with the Manager's report:**

**Water system** upgrade is complete from the Cassal Creek well head up to the booster pump.

Our drinking water has received full approval from the State.

After finding coliform bacteria in the water from one standpipe, the pipe was sanitized and then tested free of coliform bacteria. (Go to <http://www.doh.wa.gov/ehp/dw/Programs/coliform.htm> for an explanation of this drinking water test.) Karen Reneau shared her understanding of the risk of bacteria forming specifically in stand pipes and some of the measures one can take to prevent it from spreading into the drinking water of adjacent structures.

The new well pump is delayed due to the need for the Co-op to finish their work on the three-phase wiring near the pump house. Dick V. has left word with Steve Kreider that he will be informed as to when he can install the new pump.

A small hole will remain at the site in order for the Electric Co-op to install their three-phase wiring.

The overhead lines that go to the big pump house will go underground. This will prevent future problems with the transformer catching fire and fire spreading. We will have our own transformer to supply electricity to the pump house.

Telemetry (the radio signal that tells the booster pump to come on.) We need to bring the above-ground water tank online. We have approval from the State and will do so when we can coordinate with Mel Hartwig.

**Road project**, according to the Long Range Planning Committee (LRPC), because the vote of the Edelweiss community did not result in a decision to act, and none of the options were approved, the LRPC has discussed doing a 20' wide strip of chip seal, similar to that at the entrance. The test strip would run from the intersection of Highland and Homestead to the point where Homestead meets

Quaking Aspen. This would provide the community with a “hands on” test of the material and it’s durability.

According to the LRPC, **Speed bumps are the best solution for controlling speed.** 100’ of 2 ½ “ fire hose = \$100.09 plus tax and shipping.

Dick V. said that the Biancis are building a new home up Fawn Lane (left off Highland rather than right onto Homestead.) We currently have two houses up Fawn Lane as it is. Dick V. asked if he has permission to improve the road and put down gravel.

Leonard suggested that we approve an amount. Steve asked if we have money in the budget for road improvement. Karen said that we have money identified as “general maintenance” for roads. \$17,695 is identified for improvements. Steve suggested that Dick has the discretion to spend the money needed for roads.

**Fire Safety:** In August, Dick Volckmann and Craig Hook gave the Mazama Fire Department a tour of Edelweiss to locate sources of emergency equipment such as standpipes, fire hoses, etc. It was determined that our existing fire hoses are not necessarily positioned near a standpipe.

In addition, the Mazama Fire Department explained that if they were to respond to a fire in Edelweiss, they would use trucks equipped with hoses. Dick V. proposed that we choose one of the older, more poorly positioned hoses and fill it with sand to test using it as speed bumps.

There are more than 40 standpipes in Edelweiss that are on the right-of-way that need to be tested and painted. Dick V. was asked by the Mazama Fire Department to provide a map of fire hydrants and stand pipes. Steve Cleaves agreed to share that information with Dick V.

**Snow clearing:** Edelweiss has 3 trucks 3 plows and 2 sanders. One truck is beyond repair but has the best plow. The good truck has a very poor quality plow. The third truck is in reasonably good condition with an adequate plow. Dick and Craig plan to switch the good blade to a better truck and try to trade the “beater” truck for the labor. Our Snow Blower needs a major overhaul. Jerry Palm may (but probably won’t) buy it.

Dick V. presented a bid from Jerry Palm to do all the plowing of roads using 3 plow trucks, chain saws, dump trucks, snow blowers, etc. for \$36,000. Palm agreed to respond whenever 4” of snow has accumulated. Included in the agreement, Palm will also widen the road whenever there is inadequate room for two cars to pass. Leonard asked whether we are assured that Edelweiss will be a priority over other customers in the valley. Dick V. said that he felt confident that

this would be the case and suggested that some of the needed equipment would be kept in Edelweiss. The contract covers all roads but no driveways.

In the past, Edelweiss has been subsidizing some of the snow plowing on the main roads, and charging the owners the remainder on a pro-rated basis.

Karen said that there is a plan to have the total cost of snow plowing paid for by owners by 2009.

**Chipping service:** 24 signed up for chipping this fall. Dick V. suggested that owners pay the full cost. Karen explained that it was subsidized (free for the first 15 minutes) to encourage people to thin their trees. Linda McWhirter later explained that we used to give the first half hour free but we haven't given any free time the past two years. The cost is very reasonable at \$45.00/hr, which is cheaper than our actual cost, but we like to encourage people to clean up material on their lots so we've continued to subsidize the cost of the service. The Edelweiss website states:

### **“Branch Chipping**

**\$45.00/hr. (NOTE: cost to EMC is \$70.00/hr)”**

Since fall chipping is underway, any changes in the fee structure will not take place before spring of 2008.

**Garbage service:** Dick V. suggests we get rid of garbage cans and get more dumpsters. Per a quick evaluation of the money spent on the campground dumpsters, indicates that the cost would not increase. Need to improve the locks.

**Septic systems:** Dick V. noted that Lee Moore with Okanogan County has always been very responsive to any problems we have had with the maintenance of our septic system. Moore is very familiar with the layout of our system, and knows the location of all the pipes. Unfortunately, he was recently let go. Dick knows that Edelweiss gave the drain field septic system over to the PUD and every person on the drain field pays the County an annual fee. It is our understanding that maintaining the lift stations are the responsibility of the County, but he wants to learn more about the County's responsibility vs. Edelweiss, should pipes fail. Edelweiss charges a fee for hooking up to the system when a lot is developed. We currently have \$170,000 in our Septic System account. Dick V. will report what he learns.

**Cow control:** Leonard Yerkes: The cows are coming in. What to do? Dick V. says cows were rounded up and chased out once this season. Edelweiss shared the cost of repairing the fences with the USFS and logging company. Karen says that from now on, it is our job to keep the cows out, as Edelweiss land is technically “free range.”

## **Karen Reneau's Treasurer's Report**

Karen provided a copy of the financial statements in advance of the meeting. Leonard Yerkes expressed an interest in re-formatting the statements in order to make them easier to analyze and understand. Karen and Steve discussed a new way of categorizing profit and loss and agreed to work together on this soon.

## **LRPC, Leonard Yerkes, Chairman**

Leonard stated that all LRPC concerns had been identified in Dick V.'s report.

**Fire danger:** The LRPC has agreed to have Dick V. work with the Fire Department to analyze the needs of Edelweiss for emergency preparedness.

**Roads:** Leonard recently saw chip seal used to repair old asphalt in the Shoreline area where the city claims that it has a ten-year life. Steve noted that chip seal over pavement has a longer life than chip seal over dirt but if we do a good job of preparing the road bed, it will increase the life of the chip seal.

We are waiting for a bid on road improvement. We need to install water hook-ups to all lots in the path of chip seal so that it will not be necessary to dig into chip seal once it's down. Steve directed Dick V. to draft a letter explaining the costs of water hook-ups to the lot owners, and prepare a list of all the lots that it applies to. No vote is needed for improvements and we have \$100,000 available to deal with this.

However, a vote is required whenever we need to make an assessment to cover costs, and it is expected that we will need an assessment to cover the cost of chip seal. Steve wants to go to the membership by the end of the year. We need the primary bid for ditching and culverts, then surface preparation, and finally chip seal.

McHugh's Excavating Inc. has been identified as the one contractor who has a reputation for doing road work properly from beginning to end. His is the only local company that has all the needed equipment. He has been asked to give us a bid, but there has been no bid forthcoming.

Stan suggested that we provide the community with a long-range plan explaining the period of time over which the entire community will be improved.

Leonard suggested we package our explanation as "Stage 1" "Stage 2" etc. to make the progression clear, but he cautioned that we need to give some thought to how to cover the variables if we project far into the future.

Stan stated that we should be cautious about making recommendations as in the last vote on roads, we were accused of trying to influence others with our recommendation. Leonard said, "If we ask a question such as, 'Do we want to pave certain roads in Edelweiss?' that it will not result in a clear direction. He argued that we should recommend a specific plan such as, "We will ultimately pave Homestead, Highland, and Cassal."

Steve proposed that in consideration of the time constraint, we should schedule another Board meeting to discuss strictly ROADS. The question is, do we want to and can we afford a financial plan to pave Homestead, Highland, and Cassal? Steve also stated that we need to get speed bumps down and tested now in order to have a way to evaluate their effectiveness before snowfall.

### **Selection Committee Report:**

Pat Leigh, Chair of the Selection Committee, shared the documents and tools generated by the Committee during the process of conducting the search for candidates, interviews and finally rating and selecting the finalists. She agreed to provide copies of said documents to all Board members and to Linda McWhirter for future use.

### **Steve Cleaves with final comments/concerns:**

Easement signed and delivered: Steve Edgar lot 407, requested an easement for his septic system which was accidentally placed on the cul-de-sac right of way. See previous minutes.

**Structures in Campground:** A question was raised about building structures in the Edelweiss Campground area. In August, Josh Root wrote the following to Linda McWhirter, who copied all members of the Board. Below is Karen Reneau's response to Root's question. In the meeting, it was stated that any structure would be subject to review by the Architectural Committee and to County requirements. It was suggested that pole buildings might be an option, but questions regarding building in the flood plain need to be researched.

The meeting was brought to a close soon after 6 PM.

See attachment re: building on campground lots below.

From: "Josh Root" <josh@joshroot.com>  
To: <Imcwhirter000@centurytel.net>  
Sent: Tuesday, August 28, 2007 8:15 PM  
Subject: Edelweiss camping lots

Can you fill me in on what the exact rule are regarding building (or not) on the Edelweiss "camping lots" that are in the flood plain?

Can anything be built at all? A tool shed? A covered RV shelter? etc. Are they in the 100 year flood plan or the more likely "you are a fool if you buy this property" flood plan?

I know you aren't a real estate agent. But agents have their own agenda. I figure that someone connected with the community would be interested in dispelling any myths or misunderstandings before a prospective buyer moved into the area.

Also, do the Edelweiss bylaws permit the building of panel-built homes (obviously not in the flood area)? These are NOT manufactured homes. But homes that have their walls pre framed and are then broken down and loaded onto the back on a semi for delivery. Roof trusses, foundations, etc are all done the same as conventionally framed homes.

Thanks for your time,

Josh

Karen Reneau responded with the following:

**From:** karen@methownet.com  
**Subject: RE: Edelweiss camping lots**  
**Date:** August 29, 2007 11:24:36 AM PDT  
**To:** cvrv@centurytel.net, Imcwhirter000@centurytel.net  
**Cc:** patricialeigh1@comcast.net, hoocra@juno.com, randl98862@yahoo.com, stan@wentzelwerks.com, scleaves@mymethow.com, larrygoldie@gmail.com, dickandannacarver@gmail.com, derekhipps@motorola.com, lyerkes@canterburyconsulting.com

This is what our CC&R's say about building in campground area:  
Zone B. Lots are platted land designated "Zone B" shall be used solely for single family residential, camping, or recreational purposes only. All

structures, equipment or shelters permanently affixed to the land or remaining on the land for a period of more than one year shall require advance approval of the Architectural Control Committee.

The Architectural Manual does not address buildings in the campground area, so anyone wishing to build there will be a test case for the committee.

Okanogan County Health and Planning department have given mixed messages about building in the flood plain as administrative department heads have changed and rules have been a moving target over the years. In Edelweiss's case, I do not believe any owner would be able to get a permit for a septic system on a campground lot and comply with setbacks and this would preclude building a residence of any kind. But a pole building or RV shelter might be allowed. Okanogan County does not require a building permit for storage sheds which are 10 X 12 or smaller.

Website for Okanogan County is: <http://www.okanogancounty.org/>

Karen Reneau