

Edelweiss Board of Directors Meeting October 8, 2010

Date: *October 8, 2010. The meeting was held at Pat Leigh's home. Starting time: 7 P.M.*

Present: Tom Lasater, Pat Leigh, Kelli Rotstan, John Kirner, Bruce Firestone (via phone), Leonard Yerkes (via phone), Kris McMullen (via phone).

Absent: Mary Kiesau, Larry Halford,

Staff Present: Craig Hook and Dick Volckmann

Guest: Mike Shirley

Chair: Tom Lasater

Minutes Recorder: Pat Leigh

1. Treasurer's Report	
<ul style="list-style-type: none"> • Kelli sent documents prior to the meeting. There were no questions. We are where we should be for the year and expect to meet expenses with a small cushion in reserve. • EMC's checking has been moved from NCNB to Farmers as a matter of convenience for our accounting office. 	
2. General Manager's Report	Action
<ul style="list-style-type: none"> • Tom led a discussion, reviewing the written report that Dick sent to the Board prior to the meeting. Of note/discussion was: <ul style="list-style-type: none"> ○ Booster Pump to Reservoir water line upgrade – As of 10/04, the new 4" booster pump supply line and the accompanying 4" distribution line have been installed from a point just above lot #404 on Blue Grouse Lane to the intersection of Ayers Court and Mustard Mountain Road. In order to complete the job in the proper fashion, it has been determined that it will be necessary to install new C-900 supply and distribution lines further up Blue Grouse Lane to its intersection with the reservoir access road, a distance of about 200 yards. This is estimated to increase the total cost by about \$7,000. We should be able to fund the additional work within the framework of the original \$70,000 that was assessed. To date we have collected \$65,347.69 of the \$70,000 that was billed out to property owners. We can add to that as follows: <ul style="list-style-type: none"> \$65,347.69 – Assessments collected to date 10,541.89 – Water hook-up fees collected in 2010 to date <u>5,873.00</u> – 15% of water use fees budgeted as reserve for 2010 \$81,762.58 – Total available for water system upgrade. <p>Taking McHugh's original estimate of \$53,861.41, and adding \$7,000.00 to extend the water lines to the reservoir intersection, making a total of \$60,861.41, we are more than \$9,000.00 short of our original estimate of \$70,000.00 for the water line upgrade. These funds should be more than enough to cover the costs of any 'surprises'.</p> <p><i>The Board agreed that we should continue the project, including installing the unexpected supply and distribution line needed from Blue Grouse Lane to the reservoir access road, so long as the cost does not exceed the original figure of \$70,000. Any amount over that will be brought to the Board for approval.</i></p> <p><i>This led to discussion of another area in the water system in need of repair; a PRV and</i></p>	<p>Board agreed to continue as budgeted.</p>

water line serving Rock Rose Road. Craig is researching the cost of repairs and will make a recommendation to the Board soon.

○ **Campground –**

Dead trees – Dick has a bid of \$4200 from Dennis Jones to cut down the trees, buck the large wood into 18” rounds and chip the branches. This needs to be done as soon as possible in order to keep the large ones from falling on a building or person. Dennis will do the most dangerous trees for \$2100.00. The price is a little high because he will have to use a boom truck to cut down a few of the larger trees.

The Board requested that Dick get at least one more estimate for the work to be done.

Electrical Work - On Monday, September 13, we learned that the electric power line under the driveway from the meter that supplies the campground well pump had developed a fault. Without the power to the well pump, no water could be delivered to the campground reservoir. An emergency repair was made, which involved digging a trench under the drive, and replacing the electrical service at that area. Total cost for the repair was:

Doug Haas Excavating ----	\$495.42
Skelton Electric -----	<u>647.74</u>
Total -----	\$1143.16

As a result, one of the electrical meters was eliminated, and we now run all the campground power off one meter. This will save us at least \$40 or more monthly.

Shed on Campground Lot #42 – Dick explained the shed on the campground lot owned by Jerry Highet and Shellie Eubanks as follows: “Last year I was asked by the owners if a shed could be placed on the property, and I told them that it could if it was not a permanent structure. When I approached them about the shed under construction, I was told that it is not a permanent structure as it is being built on blocks and could be removed if necessary, but that they did not intend to remove it for the winter. They pointed out that the design would be in keeping with the other buildings at the campground. According to the CC&Rs, any structure remaining on a campground lot must be approved by the ACC. I have received ACC approval of the design of the building, as it is indeed consistent with the Edelweiss requirements. The normal requirement for permission to build a shed includes a payment of \$100.00 to the building fund. I have elected to waive that requirement in this case because of the work this particular family does every summer to contribute to the appearance of the area around the campground building. For instance, for the past two summers, they have been mowing the grass around the building and have been instrumental in keeping an eye on the activities in the vicinity. This is a one-time waiver. No other shed built in the future will be allowed to be exempt from the building fund payment.”

A special committee was formed to determine whether or not the Board should establish a policy regarding sheds in the campground. It was agreed that a camping lot owner should be recruited to sit on the committee. Committee members include John Kirner, Bruce Firestone, Tom Lasater and Dick Volckmann.

Request for info.

Board requested second bid.

Committee formed.

- **Equipment** – We have sold the water truck and the chipper to the owner of Barnet Implement, a farm equipment company with stores in Mt. Vernon, Snohomish and Yakima. He is waiting for an appropriate time to pick up the equipment. He has agreed on our asking prices of \$1500 for the truck and \$2000 for the chipper.

- **Architectural Control Committee** - The Architectural Control Committee (ACC) met on Wednesday, September 15th, to review the plans of Danica Kaufman for a house to be built on lot #518 at the corner of Homestead and Cassal roads. The plans were drawn by Barb Preston, Pinto Design, and the builder will be Larry Miller. Present at the meeting were George Schmal, Mary Bjornsen, Craig Hook and myself. The plans were approved without change. The home is sited within the required set-backs. All the required payments have been received.

An ACC meeting was scheduled for Wednesday, October 6th to review a home for Sean and Mari Watt to be built on lot #558 on Bitterbrush Road. Barb Preston is again the designer and Larry Miller will be the builder. The plans were reviewed and it was determined that the home meets the set-back requirements. The initial \$1200 building fee has been paid.

- **Continuing Education – Dick reports that:** “From August 30 to September 2, I attended the Fall Conference of the Evergreen Rural Water of Washington association. For having the ability of staying awake in class 8AM to 4PM for 2 ½ days, I earned 1.5 of the 3 CEU credits I need to maintain my Water System Specialist Certification. I’ll need to collect the remaining 1.5 credits before the end of December 2011. As part of the conference, I entered a sample of Edelweiss’s water in the drinking water taste test contest. To my horror, we came in 5th out of 12. We were even behind King County! So I know the contest was rigged! There is no way that our water is not better than anyone else’s. We’ll try again next time.”

- **Water** - This year we were required by the Washington State Department of Health to take water samples to test for just about every contaminant imaginable. All samples have proven to be well within the allowable limits for all contaminants.

- **Cows** – The cow situation has been much better this summer because of the increased protection afforded by new fencing done by Chris Paul. The only incursions of cows into Edelweiss came about because of 1- some fencing that had come apart for unknown reasons and 2- because of a dead tree, which had fallen across the fence.

- **Bears** – Dick sent out emails to the Edelweiss membership about the necessity of being ‘bear-wise’. Some folks continue to leave out garbage cans and bird feeders, etc. which contributes to the bear/human-food habituation in Edelweiss. Dick attended a meeting about bears held September 27th at the Mazama Community Center. Cal Tresser, State Wildlife Officer, has trapped and removed 5 bears to date from Edelweiss and he estimates that three more remain. A paragraph on bears will be included in the Fall Newsletter.

Pat Leigh, John Kirner and Mike Shirley agreed to research bear-safe garbage containers, come up with a recommendation and announce the cost for a group purchase in the upcoming newsletter as an option for Edelweiss members to consider.

Equipment sold.

New construction approved.

Cow fences mended.

Committee formed

<ul style="list-style-type: none"> ○ Trailblazers - (this message is from Jan and Will Fohrell) “This is the last year Will and I will be leading the Trailblazer effort. The details of what will become of it next year are not all figured out. We don't have a confirmation yet if our friend will be taking over the Trailblazer Committee next year. Once we know that status, we will want to communicate it in the winter newsletter. i.e. we may be looking for someone to head the maintenance of existing trails and or creating new trails. Will and I have also talked about thoughts on other ideas of how Board sponsored volunteers can help improve the community. We will give more thought to what that could look like and talk to the Board about it another time.” ○ Newsletter – In the upcoming newsletter, Dick will review the new policy for EMC billing of members and the fee structure and interest penalties for late pays, all of which was approved by the Board in April of 2010. <p><i>Dick agreed to email the Board with a draft of the information for review before publishing.</i></p>	<p>Board to review draft.</p>
<p>3. Other Agenda Items</p>	
<p>Recycling: Kelli Rotstan, Recycling Committee Chair and Treasurer, prepared a report on the recycling program to date. In summary, even though we did not realize a reduction in garbage volume, the recycling program was sufficiently successful to hope the community might see a reduction in garbage volume if we increase recycling to cover all items, with the possible exception of glass. Kelli discussed possible solutions with Dick Volckmann, and Dick suggested that we combine the full-timers and part-timers dumpsters. He said that we could change the part-time key lock to a combo lock with the same combination as the full-time side. We can use signs to indicate that “Garbage Area A” should be filled first before using “Garbage Area B”. In addition, we need to stress to the community that every dumpster haul saved is money saved. It was not clear to some of the members that I talked to that we didn’t have to physically remove a dumpster from the garbage area to save money, we only have to not roll it out for any particular week and we save \$25 per dumpster. So it behooves us to fill a dumpster up completely before using another dumpster.</p> <p>Kelli made a motion that: <i>Since we have the funds to cover our recycling costs through the end of the year (\$350), we will continue funding recycling and ask Casey Bouchard to set out 4 additional bins and pick up all other recyclable items as well. Kelli is authorized to organize a volunteer work party and use mostly donated materials to build a shed in the garbage area that will provide adequate shelter from the weather for recycling bins through the winter months. Cost of shed not to exceed \$500. Those in favor: Kelli Rotstan, Pat Leigh, John Kirner, Mary Kiesau, Kris McMullen, Leonard Yerkes, Bruce Firestone. Those against: Tom Lasater. Absent: Larry Halford.</i></p> <p><i>Dick was authorized to proceed with the new lock arrangement and asked to announce the new recycling plan in the upcoming newsletter.</i></p>	<p>Motion passed. Recycling to continue thru 2010.</p> <p>Change garbage locks. Announce in newsletter.</p>

- **Community Preparedness:** Information available through a newly formed organization, "The Methow Valley Preparedness Committee", will be announced in the upcoming newsletter.
- **Budget Committee:** A budget committee was formed to work on the 2011 budget to be presented to the Board before year-end. All board members were encouraged to submit to the committee any ideas they have regarding needed maintenance etc.. Leonard suggested that we consider Plexiglas to reduce wind at the pool area.

Dick will present a preliminary budget to the committee in November. Members include: Tom Lasater, Kelli Rotstan, Leonard Yerkes, Pat Leigh and Dick Volckmann.

- **Central Sewer System:** Pat asked Dick how the County is handling the annual maintenance of septic tanks for EMC owners on the central sewer system. Dick stated that J.A. Wright has notified all owners currently on the system of the intent to conduct inspections and service septic tanks as needed. There were 4 owners who have refused J.A. Wright access to their property. These owners may be receiving notices of the need to inspect their tanks from the Dept. of Health.

Dick asked if we could get permission from the County to spend some of the funds in our Central Sewer Trust Fund on things other than those items covered in our agreement with the County. The Agreement says,

4. EMC shall maintain a fund titled "Drain Field Construction Fund" in a separate, interest bearing account. This fund will be funded entirely from hookup charges to lot owners when they hook up to the sewer system. All such hookup charges will be paid into the drain field construction account. The purpose of this account shall be to fund the construction of additional drain field "pods" to provide additional capacity as more homes are built and hooked up to the system. EMC shall be responsible for setting the charges for said hookups, collecting said hookup charges, and constructing said drain fields when required. The hookup charges as of January 1, 1991, are \$1,525 per bedroom, and the minimum charge is for two bedrooms. Currently, each January, the hookup charges will be increased \$75 per bedroom to cover future increased construction costs. EMC shall have the right to modify the above terms in keeping with actual cost experience in constructing future drain fields. It should be noted that these charges do not include the actual cost of hookup which is to be paid by the lot owner.

5. The County agrees not to allow any lot owner to hookup to the system without the lot owner first providing evidence in the form of a written receipt from the Treasurer of EMC that his hookup fee has been paid in full to EMC.

Craig and Dick agreed to look into the cost of replacing and/or expanding the drain field and report back to the Board with their findings.

The meeting was adjourned at 9 PM.

Committee formed. Dick to present preliminary budget for 2011.

Dick and Craig will research costs.