

Eidelweiss Property Owners Association  
Annual Meeting  
May 25, 2013

The meeting was called to order at 10:10 am. There were 45 members present (non-members present were Gloria Aspinall, Mark Graffam and Larry Leonard) President Bob Ingram led us in the Pledge of Allegiance. There was a moment of silence to reflect on friends who have passed away this past year.

The minutes of the 2012 annual meeting were reviewed. Corrections were noted regarding Eva Coop and the spelling of Kevin Ackert's last name. There was a motion to accept the minutes as amended. The motion was seconded and the vote was unanimous. There was a motion to allow non-members present to speak. The motion was seconded and the vote was unanimous. There were 4 or 5 new members present. It was explained that the agenda for the meeting is set in accord with the by-laws.

Report of the Commissioners – Ron Sandstrom made this presentation. The major project of this past year was the upgrade to the Jungfrau pumping station in September. The first phase to improve Lower Oak Ridge will take place in September. During the summer the roads will be improved with additional asphalt and a grader on the dirt roads.

Joe Rosenberg asked about the cash flow in the water system. He felt that some of the money in the water fund was moved in to water account. He requested that the audit show this change. He requested that the auditor make a special supplement to the audit on the VDOE website. It was suggested that he attend the next VDOE commissioners meeting on the following Tues at 2:30 pm.

Jay Buckley spoke about the Firewise program that the VDOE Annual Meeting voted to proceed with. Jay volunteered to be on that committee.

New Business – The Madison Fire Warden could not attend this annual meeting. He would like to come to an EPOA meeting and have his presentation videotaped so that people who did not attend could view the training on the website. The EPOA will coordinate that training to the best time convenient for the fire ranger and the board. It will be on a weekend so that some of the part time residents might be able to attend. Firewise is designed to protect the district from an urban wild fire. We could get grants if we can comply with the Firewise requirements and suggestions and is possible that we could get reductions on our insurance premiums.

Gene Charron from Jungfrau asked about the electric pumps up there. The project was completed with an engineering design of a forced main if the pumps failed. There are 4 bids from dealers. In an emergency situation we have a pump we can use. Phase 3 will be in September when a converter will be connected. A variable speed pump will be installed with lower speeds. Gene asked if the pumps would be quiet. A pipe broke on his property and he was left with a lot of silt and holes. All the machinery will be inside the pumping station.

Mark Graffam commented on the road projects beyond Oak Ridge. There are 3 and ½ miles of paved roads and 15 miles of gravel roads. In 2010 they took out some of the pavement on St. Moritz and also on upper Oak Ridge. The Madison Road agent invited the Commissioners to watch him work on one of the town roads. He bought some asphalt from a company and modified a grader to use shows and a tailgate that enabled him to pave a road with variable thickness. The roads can be paved this way but not up to a highway grade. The hill up from Middle Shore by Geneva Beach and Lower Oak Ridge

could be touched up using our grader. There is gravel showing through on Bern Drive. The water line and the culverts are too low. Over the last three years the grader has smoothed down the road. They have put down 1 ½ inch rock and 4 inches of gravel and rolled it to try and make it better for now.

Ken Coop asked about re-establishing the ditches on the sides of the road –particularly Upper Lakeview. The snowplowing filled some of the ditching in, and he has experienced severe erosion because the ditch is not going to the culvert. They did a lot of ditching last year and will continue this project on Como and Oak Ridge.

Once a week the two DPW workers report to the commissioners and prioritize the work. They have ordered replacement brushes for the backhoe to remove the sand. They have continued to work with the culvert cleaning system that they purchased last year. An \$800 nozzle power washes the interior of the culverts. Upper Lakeview was reconstructed at the far end and there is a lot of ledge that goes in to the ditch line. The ditch cannot be filled because of the existing ledge. There is one ditch on Upper Lakeview between 11 and 14 Lakeview that needs attention.

There was a positive comment that the snowplowing this past year was a big improvement over the previous season.

Comment was made of the lack of spaces on the kayak/canoe racks. Someone asked about the possibility of expanding elsewhere. The EPOA has financially supported additional racks if spots can be found and if the commissioners are in favor of it. The Commissioners feel that beach space is valuable. There are many instances of boats tied or chained to trees on the beach. The DPW regularly takes boats that are left on the racks in Nov and locks them up for the winter. These can be auctioned off if owners do not pay the fee to reclaim them. Could we take down more trees in non-sensitive areas to put in more racks? Porridge Shore has a lot of good space. Boulder Beach is most crowded with racks. It might be possible to put 2 more at Geneva, 1 at Thusis, and 1 at Porridge Shore. The DPW has a hole-digging machine. We could also rent equipment from a contractor.

There was some discussion about paddleboats. They cannot be put on the racks, take up more space on the beaches and are breeding places for mosquitoes. There was some discussion about building some paddleboat racks and Jay Buckley said he would try to come up with a design.

Susu Wong suggested that we send an email to boat owners asking them to sign up for info and create an alert system if there is a problem with boats on the beach. Two kayaks can fit on the existing racks. Susu also suggested that the area between Middle and Big Pea be cleaned out to enable people to portage between the two ponds. There are beaver dams between that cannot be disturbed. The snowmobile trail along the inlet between Middle Pea and the culvert on Big Loop Road might be an easier way to get to Big Pea, but someone asked if that violates some property owners' rights.

Last fall the VDOE had a lot of trees cut down at the Scenic Vista. This has made a much better view although a few small trees block the view of Little Pea. The Vista is always open but the Lodge is not open often.

President's Comments – Bob Ingram brought up several issues:

- 1) Communication – we are trying to get the database up to date. Peter Craugh managed the database and the website. If you know of people who have not received info this past few weeks tell them to look at [epoa@eidelweissvillage.com](mailto:epoa@eidelweissvillage.com). Email is

the best vehicle to reach people about events, the Firewise program. People will get blasts if we have their email info. The Village website is also informative.

- 2) Membership – we sent out a renewal letter to past members in 2012. We have 107 paid members including 19 landowners. It is worthwhile to have a membership. We try to make the village a better place. The \$2865 that we have collected this year to date is similar to other years at this time. Two years ago we sent out a membership mailing to all, and it was successful in getting additional members.
- 3) Lack of board members – we hope you will consider becoming a board member. We meet once a month in the summer and a few times in the fall. Bob asked if anyone was familiar with web design management, and Susu Wong volunteered to look at what we had and make suggestions for improvement. She will need our Fat cow password.

Treasurer's report – The EPOA is not a profit making organization. We are trying to make this a better place to come with beautification, good clean beaches, social events, etc. We have put up new fencing at the Scenic Outlook, have updated the playground, etc. – we are not looking to carry a big balance. The 2012 year-end balance was hefty, but we accomplished a lot and spent most of the funds. We had a beginning balance last year of over \$3000. Someone asked if we had liability coverage for functions at the Lodge. No person is personally liable. Ken Coop asked what the maximum amount of coverage we had. Someone asked if the EPOA was incorporated and we do have a 501.c3 status. Someone questioned the amount spent on environmental and was told it included the monthly testing during the summer under the VLAP program and the weekly testing of the 4 main beaches in the summer for bacteria etc. There was a motion to accept the treasurer's report as presented. The motion was seconded and the vote was unanimous.

#### Committee Reports

Beautification – Ande Craugh and Dorothy Wondolowski are looking for volunteers June through October to help cover the watering as needed, and to help once a year to help with mulch spreading. The entrance garden and the mailbox plantings need flowers planted, watering, deadheading and weeding. Anne McKenna asked if we could hire a landscaping company to come in and do some of the work.

Environmental – The Volunteer Lake Assessment Program (VLAP) has been testing the pond water for many years. It is done once a month in the summer and the samples need to be taken to Concord within 24 hours of the collection. The springtime testing of the streams now includes 22 streams. The state is no longer coming to supervise the testing every year. Bob Borchers and Ralph Lutjen attend the seminar to train the testers each year. They would like more volunteers, as it is important to make sure that septic systems have not failed and that the watershed is holding steady. Paul Mattatall does the weekly bacteria testing on the beaches in the summer. It is important that property owners do not add sand to their shoreline, that they use beach-safe fertilizers, that beaches are free of loose dogs, and that people do not feed the ducks. We are looking for new blood to help with the monthly summer water testing.

Election – Ande Craugh has resigned from the board. There are four directors' positions open – two terms for one year (2014), one for two years (2015) and one for three years (2016). Bob Gonser, Nicole Linton, Kevin Ackert and Bob Ingram will

fill these slots. There was a motion to elect these people. The motion was seconded. The secretary will cast one ballot for these directors. The alternates will be: Joe O'Neil, Ken Coop, Paul Mattatall, Stan Wondolowski, Dorothy Wondolowski, and John Rocharz

Old Business – There was discussion about reinstating the Adopt A Highway program. We had decided to forego it last year but some people have been disturbed by the amount of trash on the side of the roads. We had been doing it once in the fall and once in the spring. There was a feeling that we would be better served to clean the roadside in the Village. We did provide trash bags in the bus stop lean-to for people to do their area of the Village. At the end of the discussion it was decided there would be enough volunteers to continue the Adopt A Highway program. A sign-up sheet was circulated for names who wanted to help. A date would be determined and the volunteers would be contacted.

Fence Replacement – The fencing at the Scenic View will be replaced within the next few weeks

Eidelweiss T-shirts – We do have a supply of short sleeve blue and gray t-shirts and will have them available at events or by contacting Beverly Mattatall.

Social Events – We are planning a Strawberry Festival around the 4<sup>th</sup> of July, a Family Cookout on Eidelweiss Beach in July, the 13<sup>th</sup> Lobsterfest in August and possibly a Yard Sale. The Board also sponsors Shared Dinners in the Fall/Spring.

Playground – The board sponsors a playground cleanup in early July. One of the baby swings needs to be retied or chained.

The fencing at the playground needs to be tightened up and may need new posts, etc. Some concern was expressed about the cleanliness and condition of the seats in the outhouses at the beaches. The VDOE is checking on the seats and the toilets are cleaned regularly.

Website discussion – Susu Wong asked for suggestions to work on the new website. It was suggested that she look at the Madison welcome page and the VDOE website. There was no other business.

There was a motion to adjourn at 11:47 am. The next meeting of the EPOA body will be next Memorial Day, Sat, May 24. The motion to adjourn was seconded and the vote was unanimous.

Respectfully submitted,

Beverly Mattatall, Secretary