

Eidelweiss Property Owners Association, Inc.  
July 9, 2016

Present: Mark Graffam, Dinah Reiss, Susu Wong, Joe O'Neill, John Rocharz, and Bev Mattatall

The meeting was called to order at 9:05 am. The minutes of the June 25 meeting were reviewed. The corrected current membership is 216 (42 lots and 174 houses) with 87 new members. There was a question about the amount of money it would cost to activate a log in site. The Pig Roast company we used last year was in Andover NH (not MA). There was a motion to approve the minutes as amended.

The motion was seconded and the vote was unanimous. There was a request to add discussion of selling the lodge to the agenda. The motion was seconded and the vote was unanimous. There was a motion to activate Dinah as an alternate. The motion was seconded and the vote was unanimous.

Treasurer's report – We currently have \$8776.16 in the bank. We received \$280 in donations from members above their dues. Mark will send a letter of thanks to those people to serve as a tax deduction receipt. We will publicize these donations on our website. We have 89 email addresses for people who have not renewed. Mark suggested that we send an email asking them why they have not renewed through a survey about what they like or do not like about what the EPOA's activities. There was a motion to ask Mark to email existing homeowners who have not renewed to ask them for feedback. The motion was seconded and the vote was unanimous. Mark has four checks to that need a second signature -one to Ralph Lutjen for expenses for the new garden at the DPW site on Eidelweiss Drive, one for \$100 to the Pig Roast company as a deposit, one to Mark for stamps and one to Eversource for the lighting at the entrance for \$16.88. There was a motion to approve payment of 4 checks totaling \$499.17. The motion was seconded and the vote was unanimous.

We had a discussion of the practice of having two signatures on each check. The bank no longer verifies two signatures and we discussed if we should continue the practice. Is it a safeguard, overkill or an extra layer? In practice we have been signing the checks with the second signature in advance before the check was written. We decided that we would try to continue the 2 signers but could approve a single signature if time was a factor in obtaining the second signature. Mark would like to look in to online banking particularly with the Eversource bill. Mark will explore what options Northways Bank has for on line banking. We will ask Bob Ingram to follow up the deposit for the Pig Roast with an email to the company. Mark said that there has been a problem with our PayPal account. He changed the password and was required to make two small deposits to confirm the new password. Mark said that PayPal is limiting the amount of money to be moved out of our account to \$1000 per month. Mark moved out \$1000 last month and will be moving out another \$1000 this month. Mark suggested that he would email past members who have not yet renewed and perhaps follow that up if they do not respond with a mailed letter. This was moved and seconded and the vote was unanimous.

We discussed pricing for the Pig Roast. Bev looked at the prices charges last year and said it was \$14 for members (2 per household) and \$18 for guests/nonmembers. We discussed children under 12 would be free and get a hot dog or hamburger. The cost to us will be \$1000 plus a tip. We will sell tickets at the mailboxes on August 6 and 13 from 11 to 1. Reservation deadline will be 6pm on August 17. It will be at 5 pm and will include sides prepared by us. We will have a 50-50 raffle.

The Shared Dinner on September 17 will be Italian themed and the one on October 22 will be Mexican.

We also discussed the possibility of having more activities for members like a kayak trip etc. At the end of the meeting this was proposed to be at the end of August.

Website Update – There has been no maintenance done since the website was set up. Susu maintains the site. We could have plugins and the virus and malware needs to be updated. We need to fix the email subscriptions and Mark found broken links on the website. We could add or rearrange things if we want. We can tighten up the navigation of the buttons on the website. We could update the news and have blogs as well. An email subscription would automatically add subscribers but would be a lot of work. We could add Mail Chimp software to automatically add new members. Mail chimp would comply with our email policy but would no longer set the whole list of members with emails. Individuals can unsubscribe from Mail Chimp if they wish. Members can check which boxes they wish to deal with. There was a request to approve \$400 for the website maintenance this year. The motion was seconded and the vote was unanimous.

Signs for kayak and canoe racks – the Commissioners thought these were well done and a great idea to aid in identifying where peoples' kayaks were secured. The Commissioners felt that the EPOA garden signs could be placed at the entrance, the flagpole and the boulder gardens.

We discussed the newcomer packets that David Maudsley had presented to our meeting in December. This was geared to inform new residents about what the VDOE does and what the EPOA does and how these intersect with the municipality of Madison. Dinah will check with David Maudsley to see if we can post the info on our website. Would we need to have a password for retrieval of this info? There would be some maintenance of the info needed to update the PDFs for info on contractors, realtors, general info on the area and Eidelweiss. We do not want to spend any money on this until we see what is in the packet. David had talked about putting all the info on thumb drives that could be given to people to download on their computers. We need to clarify with David about how we might use the welcome package and insure that the info is reviewed regularly for accuracy. We talked about sending out periodic emails of Eidelweiss Fun Facts on confusing issues/areas. There was a motion to reconsider the password login protection allocation of \$120 (budgeted) until we look at other ways to recruit new members.

Discussion about the issue of selling the Lodge- Should the EPOA have an opinion? The Commissioners formed a committee (Ron Sandstrom, Tommy Gunn and Kevin O'Brien) that has met once to see if it is possible. The land is part of a reserve (one big lot needs to have subdivisions of 2 acres to be approved). If allowed by zoning regs, it does not require an approval vote by the residents. The 2 acres may possibly include unusable land (down the slope to Upper Lakeview). We would need 2 two acre lots – one to sell where lot is and one to include the scenic view and DPW cabana. Dinah will keep us apprised of how the commissioners' discussions are proceeding. The Madison Zoning Board would need to approve any exceptions. We are still concerned about upkeep issues and whether building another building would be better for the district. Apparently the building does not have to be handicapped accessible. The new building would be for village administration, storage for water inventory and a kitchen and meeting room. The EPOA would want there to be a big enough space for community events (especially dinners). It would be possible to build it on Hutwell. In 1979 they sold the tennis court lot after petitioning the state for approval. Rock House Mountain is not a village association and it is in Conway. We are concerned about the amount of debt the VDOE has acquired in the last three years (approx. \$500,000). These include the grader they purchased, the Oak Ridge Project, the Terre Star truck

and the Jungfrau forced main. We still have older trucks that should have been replaced. They are spending down our reserves. They are counting on selling the Lodge property for \$300,000. It is in our best interest for the Lodge to be maintained. Dinah said she would ask what the Village plans to do to continue to maintain the Lodge. We hope to be able to have events there. The village insures the buildings. The EPOA will interact with the VDOE. The EPOA has done things to make the lodge more inhabitable in the past. We discussed improving the walkways so that it would have tiered stairs down rather than the existing slippery slope. Dinah said she would report back to the EPOA board about any continued discussions with the commissioners on the Lodge issue.

We discussed purchasing 250 oval stickers as designed by Mark Graffam to use as boat stickers at estimated cost of \$300. Mark would distribute these at events etc. We also discussed ordering 250 koozies. There was a motion to purchase 250 boat stickers at projected cost of \$300. The motion was seconded and the vote was unanimous. There was a motion to order 250 koozies for an estimated cost of \$382. The motion was seconded and the vote was unanimous. These would be free to members and we would sell any extras to non-members. We will need high resolution to place the order and Mark can do that on his computer. There was a motion to adjourn at 11:20 pm. The next meeting will be on

August 20 at 9 am.

Respectfully submitted, Beverly Mattatall, Secretary