Eidelweiss Property Owners Association Board Meeting August 20, 2016

Present: John Rocharz, Mark Graffam, Joe O’Neil, Anne McKenna, Bob Ingram, Paul Mattatall, Dinah Reiss, Margaret Scweiger, Susu Wong (by phone), and Bev Mattatall

The meeting was called to order at 9:05 am. There was a motion to activate the alternates, Anne McKenna, Paul Mattatall and Dinah. The motion was seconded and the vote was unanimous. The July minutes were reviewed. The amount for the work on the website should have been $400. There was a motion to approve the minutes of the July meeting as amended. The motion was seconded and the vote was unanimous.

Treasurer’s report –Mark sent out the report by email. The balance is $7031.22. The only outstanding check was the $100 deposit to O’Meara (Pig Roast Co). We discussed a tip to be given tonight. Last year the tip was by donation of members people. We owe him $900 tonight. Our membership as of today is 235 (17 more in July since our last meeting.) The 235 represents 189 home owners, 44 landowners and two new members. David Maudsley sent out a membership letter that we discussed in December at the meeting at Lutjens’ house. He sent them to ne. Susu was paid through Northway Bank for the purchase of the koozies and boat stickers. The additional expenses for the Pig Roast will be $22 to Ann McKenna for plates and napkins, $50 to Bev for tablecloths, potatoes, cole slaw ingredients and we do not know the cost of the corn or soup as yet.

There was discussion that we cannot change the EPOA bylaws without discussions and votes at two consecutive annual meetings (could be at annual and then a special annual meeting to accomplish before 2 years go by or with a vote by a majority of the membership.) We could send out an email to the membership to ask them for a vote. There was a motion that we should start the process of the by law revision so that 2 signatures are not required on checks. Until then we won’t have two signatures on checks as the bank does not require this or enforce it. We do not need to have two signatures on electronic checks. The bank statements reflect all the electronic transfers and the register reflects only the paper checks written. The website reflects all the transactions that take place. Mark can set the statement dates from the last meeting to the next one. The motion to start the bylaw revision was seconded and the vote was unanimous. We have some old check booklets from the ski account ordered in 2013. The ski account has $24 in it. There was a motion to close out the ski account and put the remaining funds in to the regular checking account. The motion was seconded and the vote was unanimous.

Mark reported that the PayPal issues have been resolved. He was able to change the email associated with the account to his email rather than Bob Ingram’s. Mark has been moving money out of the PayPal account into our bank account. The balance in the PayPal account is will be zero when the last $300 comes in and then we will be only have new renewals deposited to the PayPal account. We probably have the account listed as a corporate account rather than a personal account and used the tax id to set it up. About 20% of our members used the PayPal option. We are limited to making withdrawals of $1000 per time on this account so it took a period of time to get the money out and back to our own account.

Bev, Anne and Mark have been giving out the boat stickers and koozies. We could continue to distribute them at the shared dinners etc. We ordered 250 koozies and 500 boat stickers. The koozies will cost less if we place another order. Anne McKenna said she would post a notice at the mailboxes about how to get these items. There was a motion to accept the treasurer’s report as presented. The motion was seconded and the vote was unanimous.

Website update – Donato (a contact that Susu has) updated the website and fixed the broken links in the system, installed auto email subscription tied in to Mail Chimp, removed some pages, installed some virus attack software, deleted spyware and added some editing programs so we can add new pages etc. Someone asked when we post something does it automatically go out to the members. Susu creates a blog or event and sends it out through Mail Chimp emails to all current members and past members who have not renewed. We have 214 subscribers by email. Someone asked who is reading the emails on this board (Bob and Tici had done this in the past). Anne will take some photos tonight at the Pig Roast and send them to Susu. Pig Roast – We will have a table at the Pig Roast to sell 50-50 tickets, door prize (names written on the back of the admission ticket and give out koozies and boat stickers. Anne McKenna said she would do this. We decided that if we want to give a tip we will take it out of the proceeds rather than taking donations.

Lodge Renovation – Dinah attended a VDOE meeting in July and the plan for renovating the Lodge was discussed. There will be a warrant article at the Annual Meeting in February 2017. There is a $30,000 wish list. A Lodge Committee was established who are charged with working on separating the Lodge property from the Vista, Pump house Cabana and Antennae property. They are trying to carve out a lot for the village to sell that goes down the hill toward Upper Lakeview. This will have to go before the Madison Planning Board and it needs to be surveyed. They are in the process of getting estimates from some surveyors. The Real Estate member of the committee said that the estimate for the value of the Lodge as is should be lowered to $200,000 rather than the discussed $300,000. Mark circulated a document from Garside about what could be done to the Lodge in terms of low cost safety issues such as replacing the railing on the walkway, trimming some of the trees that overhang the walk, creating moss that grows on the asphalt and is a slipping hazard etc. The Village might fund some of these things from their Building maintenance budget. We need to keep the cabana as is as it houses the Sheriff’s Office transmitter, The Village provides this space as a donation to the county. The water operator does not want to lose the cabana as it houses some pipes and he comes up twice a week to check the status of things. We will look further at the Garside report line items in relation to other safety issues at our October meeting. Susu suggested holding a fundraising event to repair things in the Lodge. 85% of the voters at the Annual Meeting have never been inside the Lodge. A motion was made to propose to the VDOE that they install a new railing on the walkway to the Lodge and do necessary tree work to ensure safety of people using the walkway. The motion was seconded and the vote was unanimous. Other issues to be discussed 9evaluation of VLAP reports, replace the tattered flag at the flagpole on Eidelweiss Drive, and playground improvements.

There was some clarification of the board members roles- Board members are: John Rocharz, Mark Graffam, Susu Wong, Bev Mattatall, Ralph Lutjen, Kevin Ackert and Joe O’Neil. Alternates are: Anne McKenna, Dinah Reiss, Margaret Scweiger, Bob Ingram, Tici Lutjen and Paul Mattatall.

VLAP readings- There are some aberrations in the readings from the last two months. The turbidity readings at Muddy Beach was very high. The state is no longer publishing annual reports of the VLAP testing programs so we no longer get a hard copy of the Pea Porridge Pond water testing. This used to include the long term trends and changes in the testing results. It is normal for there to be a gradual worsening of conditions in the life of a pond. However, our results show that fill is being washed in to the ponds because of clear cutting on the shore and people using fill on their properties, particularly on Big Pea. There is an increase of aquatic life and plants at the Middle Pea inlet. There are some road salt issues but we are not concerned about the sand and grit that may be washed in from Eidelweiss roads. Ralph suggested that we locate a water expert (at a college perhaps) to review the VLAP reports and possibly do a physical inspection of the ponds. He talk to the sate lab about the impact and quality of the long term issues in their annual report. We have a long term investment of 20 to 25 years in this water testing and a history of concern for the water quality. The proposed assessment by an independent expert should guidelines for future actions. At this time we have no idea what the cost would be for this expert opinion. Ralph is willing to locate an expert, outline the scope of the work needed to be done and get an estimate for the cost. A motion was made for Ralph proceed. It was suggested that we confer with SLAM (Silver Lake water monitoring program) as well as the UNH Stonewater expert that Ralph has heard of. The estimate for this is $1000 - $2000. The motion was seconded and the vote was unanimous. The membership should know that we are looking at pond status issues. We are getting no support from the Big Pea residents for the VLAP summer testing. We could approach the Eidelweiss property owners on Big Pea and possibly the Big Rock Mt Assn to ask them for help again with this testing as they all benefit from the monitoring we do.

Budget discussion – We will have a balance of about $7000-8000 next spring. The weekly lunch group (open to anyone who is interested and in the area) submitted a number of projects/purchases that we should consider over the winter to improve the quality of life in Eidelweiss. 1. Possible Purchase of a new raft (like the yellow one on Little Pea). The estimated cost is $2300 including shipping and delivery from S NH.

2. Purchase a new American flag for the Eidelweiss Drive flagpole – cost estimate $100

3. A Barbecue Pavilion at Eidelweiss Beach similar to the one at Silver Lake. This would make cookouts easier with no transport of grills and serving tables. The proposed location would be between the basketball court and existing beach and would require some tree cutting. It is suggested that it be a concrete slab with stone imbedded (rather than wood) construction, mason posts and steel roof and might be a two phase two year project with the concrete pad being the first step. The estimated cost is $4000.

4. Hiking trails on Village owned lots (Geneva Beach to the summit for one to start). We would not need to buy trail markers as they are easy to make with plastic lids from coffee cans etc. The estimated cost of these would be $100.

5. Improve the Flagpole Garden – this was once a 14 foot pile of sand. The intent was to make a pretty spot that was low to the ground that would not decrease the visibility for autos on the curve on Eidelweiss Dr. The plows push all the snow from Lower Oak Ridge across the road in to the flagpole/garden area. Ralph has talked to Mike Smith about the use of Roundup to stop the weed growth but this is detrimental to his bee hives. It does not make sense to try to continue to have a garden in that area with the restrictions and prevalence of weeds. Ralph will write up a proposal and submit it to be added to the list of budget items we are considering. We could put some low growing plants near the existing hemlocks. (It is not clear whether we would be expanding the garden area or making it a grassy area instead.) The estimated cost of this is $1000. 6. Maintenance of the existing gardens was discussed as a budget item. The VDOE would take care of the mowing needed in the garden areas at the entrance one time a month. Does the EPOA want to mow both sides of the entrance? Technically the EPOA owns the sign side and the VDOE owns the other side. There are a limited number of volunteers that do weeding in the garden areas and these responsibilities could be shared to insure that they are kept up and presentable. We hired someone this year to do weeding and some mowing two times a month at the entrance and summit. Should we take this responsibility back from the VDOE or clarify the expectations of each? The maintenance would cost about $300 per year. All the garden areas will need new mulch next year (total possibly up to $1000 with mulch cost included). The commissioners would like the idea of two beds for DPW2 (middle of hill on Eidelweiss Dr). There are some stored materials to do this that are left from the Oak Ridge project. It was too late to do anything this year. Ralph estimates that to put in some more shrubs on the other side of that entry would cost $500. Ralph will draw up a plan.

7. It is likely that playground will need a load of new sand in 2017, and possibly some lights with an estimate of $500. There was a motion to appropriate $150 to purchase the new flag. The motion was seconded and the vote was unanimous.

There was a discussion about the rafts and there is no perceived need for a new raft for 2017. There was a discussion of fixing several of the canoe/kayak racks. Should we limit families to two spots on the racks with a bylaw change? There was a motion to reserve the VLAP consulting to $2000 for 2017 expense. The motion was seconded and the vote was unanimous.

There was discussion of drawing up a plan for the proposed barbecue for consideration by the commissioners. This would include getting an estimate for the clearing of trees and the construction. The first phase would be cutting trees, stump excavation and concrete slab base. There was a motion to send a proposal for the barbecue with a sketch for approval of the commissioners. The motion was seconded and the vote was unanimous.

The hiking trails could all be done by volunteers and we would need to get preliminary permission. We would need to draw up trail maps for people to follow. We will send a memo to the VDOE with all these items. The actions that we think will impact our funds for the next year are: VLAP long range issues with the ponds $2000, new flag $150 and aggregate for the Flagpole garden $1000. We are projecting that our spending on the most immediate issues in 2017 will total $3500.

The next meeting of the EPOA board will be Sat, October 1 at 9am at the Lodge. There was a motion to adjourn at 11:20 am (my guess – did not write down time).

Respectfully submitted, Beverly Mattatall, Sec.