Eidelweiss Property Owners Assoc. Board of Directors Meeting October 1, 2016

Present: Mark Graffam, Anne McKenna, Dinah Reiss, Margaret Scrimger, Ralph Lutjen, John Rocharz, Joe O’Neill

By phone: Bob Ingram, Susu Wong, Beverly Mattatall

 Review of minutes of August 20, ’16 meeting – Ralph Lutjen’s name will be added to those present. There was a motion to approve the minutes as amended. The motion was seconded and the vote was unanimous. Treasurer’s report (sent out by email) – There have been 5 new members since the August board meeting. We now have 194 home owners, 44 land owners for a total of 238. The balance in the Northway account is $6428.12. There was a deposit of $98.00. We reimbursed Bob Ingram for mailing the flag to the Thoeners. The balance is $6526.12. We expect a bill from Eversource for the lighting at the entrance.

Budget information – We have set aside $200 for the foliage walk refreshments, $1800 for the landscaper for the loam at the flagpole garden and $2000 for the pond quality analysis. It is not worthwhile to put any of our excess in CDs as the interest rate is so low.

Ralph reported that we need 4 inches of loam, seed, and straw to retain the moisture for the flagpole garden. The work will be done soon. Ralph has 4 shrubs that he will move from the VDOE office to the flagpole area as the soil at the office is terrible for growing.

Pond evaluation – Ralph circulated information from the Dept. of Environmental Services. He has been trying to get an expert there to do some work on the long term deterioration of the water quality but no one there is interested in the extra work. He has looked in to applying for a small water grant which would be an extensive boiler plate report, is a federal program dealing with the federal rules and regs and would cost $20,000 for finished report. Ralph read some of their work and it would include all of the information that we already have on our ponds. We should have data back to 1996 but it is not readily available for us to review. There have been 20 years of water testing on these ponds. We already know what our issues are and have a 2005 report that can give us some insight in to the impact on development on our ponds since then. The issues of the water quality on Pea Porridge are clear – decreasing water quality, turbidity, erosion, and other materials going in to the ponds, conductivity and salt in the water from the salting of the roads. The conditions could be improved if there were proper calibrations.

The commissioners said that the crew decided to spread excess salt. Is the current DPW crew trained in the proper procedures due to the turnover in that staff? The state has trainings for DPW crews but we are not sure that the VDOE has kept up with training new hires. The phosphate and chlorophyll levels should be constant and they are increasing. There is definitely increased plant life especially in the inlet/outlet areas. It is our intent to get an expert to look at these areas. Ralph has contacted UNH employee to get a list of consultants who could be contacted for this purpose. $1000 should get a very good person to give us some answers. Our intent is to create a plan to improve the water quality. The lack of interest form the Dept. of Environment Services is disappointing. We may be able to get our own analysis done in a more economical way. An alternate path could be to ask the VDOE to vote to develop a storm warning management plan with our water and road engineer to create a drainage map that might cost the district $25,000. The VDOE did vote $15,000 in the budget for 3 aspects of what we are looking for – vertical water, culverts and ditching. They did get some work done on this with matching grant from DES but the actual cost to the VDOE was $6000 with another $6000 coming from the DES grant. We should educate the village voters on the extent of the water management issues. Eidelweiss residents are not the only ones to effect the water quality of the ponds. Rock House and Allard Hill Associations also use the Porridge Ponds. We need to get on their agendas to explain our concerns. We hope to get a good analysis of the data we have and go forward with all the parties concerned. The intent of an analysis is to get the ball rolling with the VDOE. We would like to set up a meeting in Madison with an expert including Allard Hill and Big Pea residents. We would like the Madison Highway Dept., the Planning Board and the VDOE commissioners to all participate~~.~~

The VDOE has not shown much concern for the ponds and increasing vegetation. There was a motion to refocus $500 from the budget to schedule a meeting before the VDOE Annual Meeting to hire an outside expert to educate an assembled community group. The motion was seconded and the vote was unanimous. It was suggested that we look in to getting an engineer from Fluid Associates Engineering. Ralph and Mark will work on this. Ralph recommended that we ask the commissioners to put a retention pond on the property the district owns adjacent to Geneva Beach. This would be the lot adjacent to the former Catino property. Ralph and Mark will draft a memo (approved by the EPOA board) to the Commissioners regarding a Fluid Engineering Company study of the situation on the pond before January. We could provide up to half of the cost of this work using $1800 from our budget. Koozie and boat sticker distribution – Anne, Bev and Mark still have supplies of the koozies and stickers. We could continue to hand them out to members at the Shared Dinners and the Pond Walks on two Saturdays in early October.

Discussion of two signatories on checks – according to our bylaws (Section 5) we would have to have it voted on at two successive Annual Meetings. That being the case we will continue to do the banking/check writing electronically. Mark is providing sufficient documentation of the account that it is very clear how the funds are being spent. When possible he will get two signatures on the checks but the bank is no longer concerned on checking each transaction to make sure there are two signatures. There was a motion to direct the board to begin the two year process of changing the bylaws to only require one signature on checks. The motion was seconded and the vote was unanimous.

Website update – Susu posted some info on the website to delineate the difference between the EPOA and the VDOE. The back end of the website gets a lot of spam that needs to be sorted through and removed. Susu would like to change the photo gallery on the website regularly and would appreciate it if board members could send photos that they take at events. Susu asked if anyone was checking the EPOA email. There was a letter from a vacant lot owner on Waldsbut trying to communicate with the EPOA about how to build a house on his lot. Susu forwarded request that to the VDOE regarding the water and driveway issues and the town for a building permit.

Susu recommended that we put a statement on our email site to explain some of the “how to” issues and to explain what we do and what the VDOE does. We have had a lot of questions that have nothing to do with the EPOA. John said that he would accept individual emails that were forwarded to him. Susu said that 40 emails bounced back as undeliverable from the e- blasts sent out. We need to work to improve the email list. Susu suggested that we do emails from an Excel spreadsheet. If we do this through Mail Chimp people can unsubscribe if they wish. Susu will send Mark the instructions to do this. Fall walk -There were many positive responses to the fall walk idea. Next time we may sponsor a photo contest for the best fall foliage photo taken in Eidelweiss. Mark purchased 4 thermal coffee dispensers~~,~~ for the coffee and doughnut event. Dinah is able to be there with Mark.

Hiking trail update - Mark is working on the hiking trail from Geneva Beach to the Summit. He has used large flagging tape. It goes from Schwyz to Rigi Road. If the VDOE sold some of these lots we would need to get an easement for our trail. We may need to do some cutting/trimming to make the trail visible. There was a motion that we send a memo to the commissioners asking that we want a 10 foot wide easement for the trail if the Lodge property is sold and the lot is divided to support the hiking path. The motion was seconded and the vote was unanimous. Lodge trees and railings – The VDOE has not got a quote in the requested tree cutting on the walk down to the Lodge and the request to replace the railing with a more substantial rail. Dinah will request this at the next Commissioners meeting. Highway Cleanup – There was discussion that the cleanup was originally scheduled for Oct 8 but we discussed changing it to Oct 22. The motion was made to change the date to Oct 22 at 9 am. The motion was seconded and the vote was unanimous.

Concern about 17 Middle Shore construction – Ralph contacted the DES about the erosion resulting from the construction there coming down from the road in to the pond water. There is also concern for the effect of that erosion on Middle Shore Drive. The DES did inspect with Bob Boyd the compliance officer for Madison. Boyd indicated there it was an issue with the building permit. The DES’ concern was only with the lack of proper permits (some existing were issued under another name than the current owner). As a result of the site visit they must put up silt fences to stop the run off from entering the pond.

There has also been a complaint by the abutting home owner that runoff has caused damage to their property as well. As of Oct 1 the prefab house has not yet been delivered. There was a hearing last week with the Planning Board on this issue. Barbecue proposal to VDOE – There was a discussion that Eidelweiss Beach is the most suitable beach for this structure. If we do the barbecue pit we should bring power to the site to provide lighting to that area in the winter months. We could run an extension cord from the barbecue area to the pond for skating etc. A sump pump could be used than also to re-ice the skating area if needed. We need to work out the details of the project and get them to the commissioners for phase 1 of the project. Will the area be available to anyone to use? The area could come under the summer beach maintenance responsibility of the DPW or hired personnel. It is possible that EPOA would use the area several times a year and be responsible for the maintenance and cleanup on those occasions.

How would the barbecue area be maintained? There is an intentional system by the VDOE to replace old/damaged picnic tables on the beaches. We decided to continue on in this discussion/plan and let the VDOE know what we feel we may need to complete it. We should ask to be put on the agenda at the Village Annual Meeting. Right now we have a beginning amount of $2500 budgeted for the construction. Is there a need for more canoe/kayak racks than a barbecue pit? The motion to proceed was made and seconded and the vote was unanimous.

Playground sign – Mark suggested that we get a new sign. There was a motion to take the old sign to Gemini to get a price for a new 2’ x2’ one and $100 was allocated to cover the cost. The motion was seconded and the vote was unanimous. There was a brief discussion of whether we should plan another New Years’ Eve bonfire event. There was a motion to discuss this at our Nov 12 meeting with a $150 expenditure suggested for that event. The motion was seconded and the vote was unanimous. We may plan a winter activity again this year with the possible date being Feb18/19. The next meeting of the EPOA board will be Nov 12 at 9am with the location at Mattatall residence at 23 Blinden Dr. (possible need to change the location as of 11/3/16).

There was a motion to adjourn at 10:55am. The motion was seconded and the vote was unanimous.

 Respectfully submitted, Beverly Mattatall, Secretary