

Eidelweiss Property Owners Assoc., Inc.
Board of Directors Meeting Saturday
June 24, 2017

Present: Ralph Lutjen, Dinah Reiss, John Rocharz, Margaret Scrimger, Anne McKenna, Mark Graffam, Andrew Harteveltdt, Joe O'Neil and Bev Mattatall and Susu Wong by telephone

The meeting was called to order at 9:02 am.

The minutes of the May meeting were reviewed. There was a motion to accept them as presented. The motion was seconded and the vote was unanimous.

Treasurer's report – There is a balance of \$7,915.95. There are 209 members – 165 home owners and 144 land owners. There are some more that have come in that need to be added. We have to pay the real estate tax on the entrance land and an insurance bill of \$500 plus. There was a motion to pay the insurance plus liability bill. The motion was seconded and the vote was unanimous.

Events – Cookout and concert on July 1 – We need to establish an electrical connection at the scenic view for the performer's microphone. The concert will start at 5 pm and we will eat at 6 (break for the musician). People will bring their own chairs and beverages. There was a motion to allocate \$150 for food this event. If it is rainy it can be held in the Lodge.

Pig Roast – we are planning to have it on August 19. Mark will send the \$200 deposit. There was a motion to appropriate \$1200 for this event. We decided to have the same price as last year - \$14 for 2 members per household and \$18 for additional guests and all non-members.

Movie Nights – They will be held every other week at the Overlook. It does not have to be very dark for the projector to work. We need a source of power there for the projector. Andrew is purchasing the projector. We will plan these events for 7 pm to 8:30 pm and Andrew and Lisa will choose the movies to be shown. We are thinking about doing these films every other Friday night (July 14 and August 28). We may try to do a few mid-week ones and see what works best. People should bring their own chairs or blankets.

Beach Cookout – Sat, July 8 at Eidelweiss Beach at 5pm. The board voted to appropriate \$150. We will ask Bob Ingram to do the games again. Bev will get ice cream certificates for prizes.

Concern about the Pond levels – There have been many emails about how low the water level is this spring. The lower level has been requested annually by the Loon Society to protect the nesting eggs from predators. There is a beaver dam by Big Loop that makes the water higher on Big Pea. We cannot touch the beaver dams to change the water levels. Once the hatch is over the boards at the runoff at Little Pea will be put back to their regular summer levels. This issue is a communication problem. The VDOE is responsible for the boards at the runoff at Little Pea. Last year there was a severe draught and low snow fall that made the pond level a bigger problem. We discussed asking the VDOE to send out an email to all residents to explain the process of the boards at the run off and the need to support the loon population. The boards are replaced every 4 years to ensure that they will hold the water at the appropriate level.

Kayak racks - The VDOE has requested that all kayaks be marked with owners name and address.

Unmarked ones will be removed by July 1 although there has been no work order issued for this at this time and there is no specific guidelines for ID info. There are signs on the racks that state that ID is required and that a number of kayaks have been stolen. The police have requested the clear identification to aid them in searching for and recovering any kayaks. There is some sentiment that kayaks and canoe storage may no longer be allowed.

VLAP water testing- John, Bob I and Phil will do the water testing on Sunday, June 26. Dates for July and

August water testing are July 16 and August 14. Paul Mattatall will do the weekly summer water testing at the 4 major beaches starting in July.

There was discussion about the Conway Sun delivery to the mailboxes. Feedback from residents was very good about having the box there. The delivery person was leaving 100 papers there a day and was not happy with the number that were still there every day when he delivered the new ones. The Sun decided to remove the box due to lack of interest. The EPOA will ask that the box be returned ASAP with the knowledge that the readership in Eidelweiss will fluctuate seasonally and should be adjusted by the paper with that in mind. Mark knows someone at the paper and will go talk to her to see if we can get the box returned with a more realistic number of papers left (to be adjusted as needed). Despite the number of homes here there will never probably be a need for 100 papers daily as not all houses are permanent residences. The board would like Mark to tell the distribution person that the EPOA supports the return of the box and would like to know what we can do to facilitate its return. WE could offer to help inform the paper about the possible times of higher and lower distribution.

Work at the Lodge – There is still some electrical work that needs to be done and there are a few loose ends that also need to be addressed. The commissioners have approved some necessary cleanup at the lower level. Some insulation is infested and more tree work needs to be done. Out of the \$40,000 that was voted at the VDOE annual meeting \$8000 was spent. \$2,000 to 3,000 could still be spent on the electrical needs. There is less than \$15,000 left that might cover the need for safer railing on the walkway and tree trimming to cut down on moss on the asphalt. The new railings need to be up to handicap accessible codes. We should find out from Homeland Security what specs are required. We should also make sure (possibly by hiring an independent inspector) that the wiring, rotten wood in areas, and electrical panels are up to current codes. There are probable inspection issues at the cabana and garages that should be explored as part of the EPOA charge to safeguard Eidelweiss properties (in our bylaws.) When the state comes to look at everything the water operator preps for that. He does not want civilians getting in to his area of expertise.

Water update – There was an engineers' meeting a few weeks ago to inspect the two water tanks at Reinark and one at Jungfrau. The inspection was to insure that the lining was suitable to preserve the seal in the tanks. This is a one-time event. If the current lining is not suitable than the tanks need to be replaced – a very expensive proposition. A consideration is how long these tanks have been in use. Is it possible to refine/weld new plates in to improve? If this process reveals need for immediate replacement is it OK to wait until the next VDOE annual meeting in February or would there be a need to call a special meeting much sooner. The Village has a major risk in regards to the integrity of the water system. Will the system give out before we figure out what to do about it? There is an 80% probability that the tanks will be OK. The tests will be done in the summer. Extensive eater leaks started last year. Millions of gallons that we have pumped have gone in to the ground. The water operator has been using water meters at Reinark to assess the amount of leaking. He is trying to figure out the leaking by isolating various zones. Meters will be installed in July. The focus is on the Reinark side because there is improvement perceived on the Oak Ridge area. The meter at Reinark is unreliable because of a loop. It will cost \$12,000 to purchase 5 meters plus additional installation costs. There is a reluctance to do this in the summer when there are so many people here. When there are too many leaks there is wear and tear on the pipes. These water problems are costing thousands of dollar a month. It was suggested that the EPOA should consider doing some inspections to add another voice to the issue. We could draft a letter to the commissioners stating what we want, what our concerns are and ask for a response. We discussed who would write the letter and Dinah said she would try to work on a draft.

By-laws. Bob Ingram said that several years ago the number of board members was changed from 9 to 7. That change needs to be changed as there are no existing copies that reflect that change. Bev will check the meeting notes she has to see what records she has. WE need to look for an old notebook of minutes etc. There was a motion to adjourn at 10:36 am. The motion was seconded and the vote was unanimous.

Respectfully submitted, Beverly Mattatall, Secretary