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Eidelweiss Property Owners Association

Annual Meeting Minutes June 28, 2008

President Wondolowski called the meeting to order at 10:00am at the Lodge. Board members present: Stan Wondolowski, Tici Lutjen, Nancy Cole, Ande Craugh, Mike Goodless, Ellen McGregor and Dorothy Wondolowski. This defined a quorum as per the by-laws. About 30 members were present.

President Wondolowski gave an overview of the year noting the new entrance sign as the biggest expenditure. He then informed everyone that A.J. Coleman has been blocked on his request to dig gravel pits near the aquifer.

Gloria Aspinall began the Commissioners' report by informing everyone that Administrator David Maudsley has retired and was given a gift certificate in appreciation of his service. Alvina Day is the new Administrative Assistant. There is a Village audit planned for next month. The Town will be reassessing properties this summer in regards to valuations for properties in an effort to more accurately reflect the properties. A retention pond is planned to be built on a VDOE lot to help protect the ponds. The Village is currently negotiating leases with the Sheriff's Department. There has been a hydrologist hired to help insure protection of the aquifer. Gloria also noted that the nature walk along the channel to the ponds needs attention.

Mike Smith continued the Commissioners' report with information on the water system. The water updates will be the biggest expenditure for the Village. A Board has been formed to review the situation. Updates are needed. The Board will be putting together a report for the next Commissioners meeting. The current water bill is within \$10 of State average per household. Mark Graffam then gave a history of the water system since 1980. He stated that the three major components of any water system are supply, storage, and distribution. Supply source is key component. 1990's found supply unable to meet demand, update needed. 12 acre aquifer with well in center was suggested and is still in use today. Muddy Beach is also in use for approximately 15% of supply. Usage differentials throughout the year poses a challenge for the system with the summer weekends causing the highest demand. Ph regulation and adjustment is the only chemical used within the system. Total cost of needed updates to bring the system to code would be \$2 million. Article IX allowed \$20,000 to be raised for upgrades to the storage tank at Reinach and the pump from Jungfrau. Money is to come from the water bills. The plan is to break the overall project into parts to be voted on and completed each year. They plan to use hard quotes for pricing amounts, not projections for a target budget. Water Board meetings are available to be viewed on Channel 3 on Mondays.

Jay Buckley completed the Commissioners' report with the news that the maintenance shed had collapsed in March under the weight of snow. There will be a committee formed for rebuilding. The Committee will be reviewing the current site vs. other sites owned by the Village that may be appropriate. The Committee will meet July 5 at 8:00am.

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Minutes of 2007 EPOA Annual Meeting were presented. Correction of some typographical errors was noted. Tici Lutjen presented a motion to accept the minutes with corrections, Dorothy Wondolowski seconded the motion, and the motion passed by voice vote.

Ande Craugh presented the Treasurer's Report. Tici moves to accept the report as presented, Dorothy Wondolowski seconded the motion, and the motion passed by voice vote.

Committee Reports

Website: Ellen McGregor keeps the website current with the latest newsletter and minutes of meetings. Appropriate links to are available for Town, Village, and other local events. Peter Craugh will act as back up for Ellen.

Jay Buckley brings to the floor a request for \$1,750 to replace a 30' flagpole that was damaged over the winter. He is asking if the EPOA is interested in replacing. Peter Craugh suggests Village replace, not EPOA. He also suggests looking into repairing. Discussion on proper lighting of flag and the need to look into options. Motion made to allow Board to review and decide to allocate up to \$1,750 for repair or replacement of flagpole. Motion tabled for further discussion with the Commissioners.

Newsletter: Stan Wondolowski states that there have been three EidelTimes this year. Requests input from members on information they would like to see conveyed in the newsletter. A few members ask about a chat room, Stan informs we do not support any chat rooms.

Ski Tickets: Tici Lutjen reports successful season. 606 tickets purchased through SkiNH. 72 tickets purchased through Bretton Woods. She requests email addresses be included on form for ease of communication. Prices are up this year and will be \$22 to \$46. EPOA keeps expense money only from this program, there is no profit. As of now, there is no order date for this year.

Environmental: Ralph Lutjen informs us that the water clarity has decreased from year to year. Still above average for clarity, but not by much. Run offs into the ponds should be reviewed. Chlorophyl and Phosphorus are also up. Overall decline in quality of ponds. Recommendation to have State DES do full review of environmental status. Paul Mattatall adds that weekly testing of beaches will be continued this year.

Facilities: VDOE owns the Lodge. The EPOA helps out. There are new couches.

Socials: The White Mountain Boys will be performing July 12. Event starts at 6pm. The Lobsterfest is scheduled for August 16 at 4pm. Upcoming shared dinners include the Fried Turkey Dinner on September 13 at 4pm and the Steak Dinner October 18 at 4pm.

A brief history about the preservation of Loons as part of the origins of the EPOA is given by

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Bernie Scher. The first item of business was the restriction of motors from the ponds.

Beautification: The volunteers who take care of the Entrance, gardens, flagpole, and playground areas do a great job. Additional volunteers are always welcome.

Maingas: The price per gallon this year will be \$3.09 through April 1, 2009. Heavy users could get a larger discount. Amerigas is offering \$2.69 per gallon through April 1, 2009.

Membership: Ande Craugh reports that there are currently 234 members consisting of 40 landowners and 194 homeowners.

New Business: Nominations opened for three openings on the Board of Directors. Persons nominated are Tici Lutjen, Ande Craugh and Gene Charron. A voice vote was taken to allow the Secretary to cast one vote for the election of nominees to the Board of Directors. The Secretary cast one vote to elect the nominees.

By-Law Updates: Stan Wondolowski explains that all proposed changes to the by-laws are for clarity purposes. A motion is made to accept the changes proposed by the Board in their entirety, motion is seconded, and the motion passed by voice vote.

The meeting was adjourned at 12:25 and followed by lunch.

Recorded by Nancy Cole, Secretary