

# Edelweiss Property Owners Association

Annual Meeting Minutes May 26, 2007

President Sholtanis called the meeting to order at 10:10am at the Lodge. Board members present: Cathy Sholtanis, Anclé Craugh, Tici Lutjen, Bonnie Miller, Bob Borchers and Bob Simmons. This defined a quorum as per the by-laws. About 30 total members were present.

President Sholtanis pleaded for new Board of Directors members and amended the agenda to start with the guest speaker, Nordel Gagnon from the Loon Preservation Society. Mr. Gagnon is also a Big Pea Porridge Pond resident.

Mr. Gagnon presented information on preserving the water quality of the ponds and measures to protect our loons and wildlife. Some measures are: Don't feed the ducks, maintain trees and shoreline vegetation, as it protects your property and water quality. Adding sand to a beach increases erosion and is illegal without a state permit. Lastly give the loons their space, at least 150 feet. If you see a nesting loon, call him at 447-6625. He will put out floats with signs to keep folks away. A laminated sheet on the above subjects was passed to all attendees.

Peter Craugh presented the VDOE Commissioners report. The water Ordinance has been updated. The method of water billing is changed. This year only, the bill will be \$100 due in July and the remainder due December 1<sup>st</sup>. All residences will be required to have back-flow prevention by August 2008. The bond to support the Water System Master Plan was defeated at the VDOE annual meeting. This years issue will be how to fund the issues with the water system. The completion of the Oak Ridge project was included in the bond issue. This will also need to be addressed. The Water Ordinance specifies conditions for hook-ups. They will be evaluated on a case by case basis. The system has to be able to supply the state mandated pressure and not degrade other customers on the line. The village may be getting some FEMA money for the damage during the last nor'easter storm. Taxes will be lower this year due to the defeat of the bond and the change in water billing, however it is will be only expected for this year. He stressed that people should attend the budget hearing and be informed before the annual meeting. Two lots were purchased, one near Geneva Beach fo eventual silt reduction project. The other near Sarnen in the wellhead protection area. Madison was asked for several lots strategic to closing off some class VI road areas, but we were only given one lot on Rienach(near the water storage tanks). Speed bumps will be again be put in place this year. Most of the maintenance on the VDOE building is caught up. The DPW is doing a good job.

Minutes of the 2006 EPOA Annual Meeting were presented. Correction of some typographical errors was noted. Paul Rigazio presented a motion to accept the minutes with corrections. Ralph Lutjen seconded the motion. Passed by voice vote.

Bonnie Miller presented the treasurer's report. Motion to accept by Bob Borchers, seconded by Tici Lutjen. Treasurer's report accepted by voice vote.

## Committee Reports

Website: No report Ellen McGregor is away.

Newsletter (EidelTimes): Since Cathy Sholtanis is moving out of Eidelweiss the EPOA needs someone to do the newsletter. Cathy addressed the questions about the font used in the last several issues.

Environmental: Bob Borchers reported on the pond water testing program. Problems with phosphorous could be the result of runoff from the last nor'easter storm. New building and the stripping of vegetation from lots removes the natural filtering process. There is no state personnel to enforce state regulations. Bob asked if you see a possible violation report it to the Madison Code Enforcement Officer Bob Babine.

Facilities: The bar area in the lodge was modified to make it more functional. The out-houses at the beaches were redone on the inside, some additional canoe racks were added, the VDOE posted a no dogs sign at the playground. People were asked to pick up trash etc if they find it. Trash cans were removed from the beaches because of bears and the problem of people depositing their household trash.

Social: Cathy Sholtanis, Our shared dinners have been successful. Lobsterfest is scheduled for August 11<sup>th</sup> and White Mountain Boys Concert is scheduled for July 21<sup>st</sup>.

Beautification: Ande Craugh, Area gardens are being planted and maintained. These include Entrance sign, flag pole area, garden across from flag pole.

Sign (entrance): Ande Craugh, Committee Members volunteering include Ande Craugh, Kevin Ackert, Tici Lutjen and Jim Lyons. Ande Craugh presented the information submitted as a result of the request in the newsletter. She showed several concepts. Discussion ensued. Several people mentioned that they preferred the chalet style sign. Committee members will meet and develop some further details and return to the board with proposals.

Town and Village: Cathy Sholtanis gave a report submitted by Jay Buckley. Approximately 80 people requested their property assessment information from the EPOA. The subscription for access to the Avitar system is about \$150. Bob motioned that \$150 be allocated for a subscription to the Avitar system. Seconded by Paul Rigazio. Bob Simmons moved to amend the amount to \$200. Paul Rigazio seconded. Amendment passed by voice vote. Motion passed by voice vote as amended. The person to hold this subscription was not determined at this time.

Membership: Bonnie Miller reported that we had 321 members last year. This year's returns are still coming in. 44 Renewal reminders have been sent out. There are 10 new members.

Ski Tickets: Tici Lutjen reported that preliminary order forms were sent to 48 participants from last year. A form will be sent to all members when program details are finalized. Tici thanked Heidi Gervino for her assistance with the program. A donation was made to the Madison School Ski program. This was to keep the income (non dues) of the ski program from causing tax problems.

Old Business: It was reported that as long as we keep the non dues income to less than \$1,000 we should not have any tax problems

Ralph Lutjen moved that: The amount of \$3,500 be appropriated for the repair/replacement of the entrance sign. The Board of Directors will be authorized to expend these monies for the sign work. Seconded by Sharon Lankford. Bob Borchers Moved to amend the amount to \$4,500. Seconded by Ralph Lutjen. Amendment passed by voice vote. Motion as amended passed by voice vote.

New Business: Cathy Sholtanis announced that since she was moving outside Eidelweiss she would have to resign. Cathy mentioned a possible by-law amendment if the full nine member board could not be filled. The proposal would be for a five member board. She opened nominations. The following were nominated: Stan Wondolowski, Mike Goodless, Ray Wilburn, Bob Ingram, and Jim Lyons. Nominations were closed.

A voice vote was taken to allow the secretary to cast one vote for the election of the nominees to the Board Of Directors. The acting Secretary cast one vote to elect the nominees.

The nomination provided the number needed to fill the positions on the Board of Directors. The by-law change was not acted upon.

Everyone thanked Cathy Sholtanis for her years of service as the president. She was presented a plaque to commemorate the EPOA's appreciation of her efforts.

The meeting was adjourned at 12:45 followed by lunch.

Recorded by Ande Craugh & Tici Lutjen.

Following the meeting a short meeting of the new Board of Directors convened to elect officers.

The Officers for this year are:  
Stan Wondolowski - President  
Tici Lutjen - vice-president  
Nancy Cole - Secretary  
Ande Craugh - Treasurer

Meeting adjourned at 12:50