

Hello Pine Forest Neighbors,

On October 4th the Board had its Quarterly meeting. In attendance were Board members Kent Hitch, Lynn Frisch, Bruce Aitken, Anne Fox and myself. Also attending were General Manager Brad Sawtell and Andy Oosterhof.

We began the meeting with a proposal by Andy for snow plowing services for the upcoming winter season. Andy has averaged the last 5 seasons of plowing costs that our Association has incurred and suggested that going forward we enter into a 5 season agreement that uses that average as a basis for future costs. The advantage to our Association is that we can budget more effectively, knowing in advance what our plowing costs will be. The advantage to Andy is a reduction in his administrative costs. The Board discussed the proposal, and, after some minor modifications, unanimously agreed to enter into this Contract.

We then had a discussion with Andy and Brad about strategies for road maintenance. After the recent rains, Andy has done some road grading. The Board consensus decided to give Brad and Andy maximum flexibility when determining when and where maintenance will occur, taking weather and road conditions into account. Major improvements will be considered by the Board, if and when they are necessary.

After Andy left, we discussed the proposed Garbage-Recycling Facility. Brad had contacted 9 Contractors asking for a bid on a design concept the Board had put together. Only 2 Contractors have submitted Bids and each Bid is around \$34,000. After much discussion we have decided to further research the design and costs involved.

Brad asked the Board if we could consider renting a chipper to get the wood debris pile in the contractor's parking lot cleaned up. The Board asked Brad to contract the work out to a company that does this professionally.

Kent reviewed our financial condition with the Board and we presently are in a very healthy position. We discussed a variety of options for dealing with our relative "surplus" and decided that this would be an important agenda item for our meeting in December.

Our next topic was our moving forward in becoming a "Fire Wise" community. This would help us all with future homeowner insurance costs. We will look into scheduling a FW class/seminar next Spring, perhaps in conjunction with our Annual Meeting.

Recently, Brad and Larry Anderson met with Mike Pendergast of Evergreen Rural Water of Washington (erwow.org) for a professional evaluation of our water system. I am pleased to report that our system, with a few minor tweaks, is in very good condition. After his evaluation, Brad met with a State inspector and our system passed inspection. There are 3 individual meters that are dysfunctional. In accordance with State regulations these will need to be

replaced. The Board has determined that this is to be at homeowners expense. Brad will soon be notifying those homeowners.

We also discussed the feasibility and cost effectiveness of purchasing generators to allow continued functioning of our water system when a power outage occurs. During the recent power outage, Edelweiss Homeowners Association water system ran dry, necessitating costly and time consuming flushing and disinfection. We were fortunate to have avoided that and would like to be well prepared for the future. We will do some more research and revisit this topic at a future meeting.

We talked about improving signage and agreed to move forward and do this. We are doing this to discourage non residents and hunters from using our roads and parking areas and to give the signs a more consistent look.

Our next subject for discussion was the problem we have with nightly rentals. We are looking at all our options and will continue to formulate an action plan with email discussions among the Board over the next couple of months. For those homeowners who are renting their homes out, please realize that this activity is considered by the Board to be in violation of our Covenants.

Then we discussed Forest Stewardship. Lynn Lewicki and Jim Wurzer have composed an agenda and we discussed and considered their suggestions. After our discussions the Board authorized expenditure of up to \$20,000 for fuels reduction recommended in the 2014 Forest Stewardship Management Plan. Brad has been charged with moving forward, if and when contractors are available. Homeowners are encouraged to look closely at their own property and consider reducing fire fuels wherever possible. Contact Brad if you would like the contact information for those contractors who we will be using.

Our final subject for our meeting was an exploration of ways to improve communication with the membership. Rose O'Donnell has helped our community greatly with her development of the email list and we thank her for that. Bruce Aitken is going to research ideas to further enhance communication. We will continue our discussion at our next meeting.

A reminder . . . feel free to contact any Board member regarding any suggestions you may have to help improve our organization.

Best Regards,

Kim Walter