

**Kahler Glen Community Association**  
**Board Meeting Minutes**  
**9 November 2014 – 12 p.m. – Kahler Glen Conference Center**

Note: The Board meeting was preceded at 10 a.m. by a Town Hall meeting to inform the community about water rights issues. The slide presentation from the meeting can be found in the community documents area on the website. If you have questions or comments, please contact the Board at [board@kahlerglencommunity.com](mailto:board@kahlerglencommunity.com).

President Michael Wandell called the Board meeting to order at 12:05 p.m. Other Board members present: Dwight Miller, Paul DeWees, Dave Thorbeck, Brook Fritz, Kathryn DeMeritt, and Carol Pierce (by phone). Also present at the invitation of the Board was the KGCA Manager, Gary Marks.

Mike noted the presence of a quorum. Following is a summary of the agenda:

- Review and Approval of Minutes
  - Communications Report - Carol Pierce, KGCA Vice President
  - Treasurer's Report - Dwight Miller
  - Infrastructure Report – Dave Thorbeck
  - Property Manager Report - Gary Marks
  - New Business
  - Community Forum
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A motion was made by Dave and seconded by Brook to approve the October 12 Board meeting minutes. The motion was approved unanimously.

**Communications Report (Carol Pierce) —**

A letter was received expressing concern about Board meetings held via teleconference; the working relationship between the two KG boards; and the water rights issues letter and its effect on real estate. Carol said both she and Mike responded.

A letter was received mentioning the positive feedback Kaye Marks has received from hosting various KG events this summer and asking the Board to continue to move forward in securing the clubhouse basement space for the deli so that the liquor control board can make its inspection.

A letter was received containing information pertinent to the lot line adjustment that was requested on the front 9. Dave said the adjustment has not been resolved but the Board and Gary are working on it.

A request was received from the LLC asking Carol to send out a communication to the community. She said Mike responded by inviting the LLC to present at the Town Hall instead, which they did.

A letter was received from a realtor stating a property sale fell through due to the bank's concern about water rights issues. Carol responded to the realtor saying the Board was seeking written assurance from its water rights attorney. Carol said subsequently she was able to send a letter written by Joseph Brogan to several realtors and KG property owners and added that she will do the same for any new requests.

A letter was received asking for information about a cross-country trail maintenance effort and a call for volunteers and donations to be sent to the community. Carol said she added it to a communication she had already been generating.

A letter was received from the LLC asking that the link to the golf course and lodging website be more prominently displayed on the community website home page. Paul responded with some fixes to the website that were appreciated.

Communication was received from the golf course manager, Randy, expressing concern about logging debris in the Clubhouse Drive ditches and offering to contact the Forest Service to see if anything could be done. Carol agreed to the contact, and Randy later reported that the Forest Service said more cleanup work would be done next spring.

#### **Treasurer's Report (Dwight Miller) —**

Dwight said the community is pretty much on track regarding its budget and expenses if legal and accounting fees related to establishing a non-profit and addressing water rights issues are backed out. He said CAST is bringing in money so it looks like that plan is working. Dwight said per Board approval, \$15k was transferred from reserves into the operating fund last month to ensure proper cash flow to pay bills, leaving about \$96k in reserves. Dwight expressed concern that we do not yet have a plan for replacing money spent on equipment.

#### **Infrastructure Report (Dave Thorbeck) —**

Dave brought up the aforementioned request for a lot line adjustment on the front 9 and turned it over to Gary to respond. Gary said the situation has turned out to be complicated due to the discovery of several pipes running through the middle of the property. He added that engineering help is needed to determine which pipes are actually being used and whether it would be better to move them instead of adjust the lot line. Gary said the lot, and the lot next to it, still need to be connected to the septic field. Mike recognized John Greiner from the floor who recommended Glenn Week be asked how septic was handled for the homes along the practice hole. Dave agreed to follow up.

#### **Property Managers Report (Gary Marks) —**

Gary said his crew has been busy trying to locate and determine the status of pipes, wells, pumps and infiltration galleries. He said reactivating some wells and pumps could help with water table issues. He added the well on 17 needs to be drained for winter, but as yet there is no apparent way to do that.

Mike expressed concern about the security of the water system, particularly the wellhead and electrical breaker boxes that could be hit by trees, cars, etc. He suggested the situation be monitored to determine if more needs to be done, such as the addition of bollards or locks.

Gary said the upper Miracle Mile ditch has been cleared and dug out with the help of John Christianson. He said the concrete and asphalt that was temporarily dumped near Pelton Place would be removed within a week, and that the old brush piles further up the road would also be hauled away. The dumpsters on the overflow parking lot were moved near the driving range, so the ski trail will need to be reconfigured to allow the community to dump trash there. Two new dumpsters have been ordered for the front 9, the area behind the maintenance shed is being cleaned up, the old dump truck was sold for \$9500, the groomer has been taken in for maintenance, and the lodging linens are being relocated to the old office in the conference center. Gary added the State is scheduled to inspect the basement of

the clubhouse building in December in order to approve the liquor license, so cleanup of that space needs to be completed asap.

#### **New Business —**

Paul said he added a secure area on the community website so that documents can be shared without being public. He said he would continue to work with Randy and Karen to include information about the golf course and lodging, including information for homeowners wanting to rent their property through lodging services. He noted that the home page will now only show a link to the most current board meeting minutes, and that previous minutes can be found on a separate page.

Paul showed samples of two bear warning signs that he had offered to research. The Board agreed the simple yellow sign was best and it was approved.

Mike recognized Bill Miller from the floor who mentioned the cross-country ski trail brush cutting effort on Nason Ridge. He said last year's ski signs were stored and are ready to go, and that new snowshoe signs have been produced in the event the snowshoe trails move forward. He said he, Dave Davidson and Dennis (a local neighbor) cleared the trail from the water tower to the Nason Ridge trail.

#### **Community Forum —**

Mike recognized John Bennett from the floor who said he understood the KG groomer would be used on the sledding hill and asked if any thought had been given to rerouting the nearby ski trail so the two wouldn't intersect. He noted the current situation is a hazard. Gary said a plan for rerouting some of the ski trails, including that section, was done last year but it was never implemented. Kathryn offered to update the winter recreation map so it could be used communicate changes with the Forest Service. More discussion occurred regarding the steep route down from Nason Ridge Road to hole 15. Everyone agreed this is a problem and that more thought should be given to solutions.

Mike recognized John Greiner from the floor who expressed concern about changes made in the use of the clubhouse basement (i.e. sale of bottled alcohol) that have affected the way the space was traditionally used, causing conflict with the LLC. Mike said he appreciated John's comment but felt the Board can't force the restaurant tenant into a position where they can't be financially viable. More discussion about working relationships followed.

Mike asked for a motion to adjourn. The motion was made by Dwight and seconded; the Board approved unanimously. The meeting was adjourned at 1:07 p.m.

Respectfully submitted,  
Kathryn DeMeritt, Secretary  
Kahler Glen Community Association Board