

## **Kahler Glen Community Association Board Meeting Minutes**

**Date: Aug 23, 2015, 9:00am**

**Location: Kahler Glen Conference Center**

The meeting was called to order at 9:02 a.m. by President Michael Wandell.

### **Meeting Attendees:**

- Board members present: Mary Long, Kathryn DeMeritt, Paul DeWees and Dwight Miller, Darren Stober (arriving 10:15). Absent: Brook Fritz.
- Property Manager Gary Marks.
- Several community members were present.

Mike Wandell, President noted the presence of a quorum.

### **Review of Minutes**

- The July 26, 2015 Minutes: Motion to approved by Kathryn, seconded by Dwight. Motion approved.

### **Agenda:**

- Communications Report – Kathryn DeMeritt
- Treasurers report – Dwight Miller
- Infrastructure report – Brook Fritz
- Property Manager Report – Gary Marks
- Old Business
- New Business
- Community Forum

### **Communications Report: Kathryn**

- Homeowner questioned communications on water usage at Kahler Glen. All communication is meant as a general information to the community and is not intended for detailed analysis of the issues. More detailed information is available at the monthly board meeting.
- The restaurant open hours will be posted on the next communication to the community.
- There is an opening for the Community Architecture committee.
- Homeowner has put up a temporary netting for their home. They have requested Board Approval for this structure. Motion to approve the net by Kathryn and seconded by Dwight. Motion approved.
- Homeowner has erected a new deck. This was permitted by the county. Motion to approve the decking addition by Kathryn and seconded by Dwight. Motion approved.
- Fire department has expressed concern that we should all be prepared for any next steps that may need to be taken as the fires expand in Washington. It was suggested we contact Weyerhaeuser about the road that has been washed out that is the 2<sup>nd</sup> egress for fire emergency. This request includes key access to the road.

### **Treasurers Report: Dwight**

- July fiscal report: Income \$44K, Expenses \$55K. Over budget for the month. YTD revenue is down. PUD billing is the primary overage. Treasurer will look at allocation for comingled usage of electricity.

### **Infrastructure Report: Brook not available**

- Land trust: No update.

### **Property Managers Report: Gary**

- Reviewed 2 new house plans proposed. Motion to approve Gubrud with variance on the garage by Dwight, seconded by Paul. Motion Approved. Motion to approve the Hendershot plans by Dwight, seconded by Paul. Motion approved.

- Reviewed plans for modification for Miracle Mile Market front design. Motion to approve by Dwight, seconded by Paul. Motion Approved.
- Garbage bins have been move due to Bear activity in the area. Fencing will be added. Parking signage will be added so access will not be blocked.
- Playground (near #2) and fencing will be removed due to safety issues and repairs needed. Fencing will be used in the garbage bin area.
- All wood from tree removal will be split and available in the Fall for purchase.
- Water system well #5 has been tested and CAST is preparing for final approval for usage. Motion to authorize Mike to signoff contracts and purchase of all necessary tools for well activation with a maximum cap of \$44K with the priority being fire protection by Dwight, seconded by Paul. Motion approved.
- Motion to exercise the 2<sup>nd</sup> \$300 assessment funding approved at the annual meeting for the purpose of water resolution by Dwight, seconded by Kathryn. Motion approved.

#### **Old Business:**

- Technology update: no additional equipment will be purchased at this time.
- Mike spoke about the water negotiations with the LLC that have failed to come to agreement with all parties. More detailed information will be communicated via email.
- Chipping: Bill Miller reports that chipping has started. Many community members have been helping to complete this project. Larger wood will be moved for selling in the Fall. DNR may offer chipping support in the late fall for any chipping outstanding. Hours are being tracked for Firewise credit for the community.
- Foreclosed home was sold, but funds have not been released. Our attorney will be contacted regarding our funds due from unpaid homeowners dues.

#### **New Business**

- Drought Policy: ready for board review. Motion to approve by Paul, seconded by Dwight. Motion approved. Study will be posted on the website.
- Golf Course and Restaurant hours/food service. Paul has resigned from the negotiator role on this issue.

#### **Community Forum:**

- No updates.

Motion: to be in a closed executive session by Dwight, seconded by Paul. Motion approved. Executive Session was completed. Board voted to move forward with legal action on the water rights for the community.

#### **Next Meeting: October 4, 2015 9am (For September). There will be a second meeting in October 25<sup>th</sup>, 2015.**

Motion to adjourn meeting by Paul, seconded by Dwight. Motion approved. The meeting was adjourned at 11:29a.m.

Submitted by Mary Long, Secretary to the Board  
Kahler Glen Community Association