

Kahler Glen Community Association Board Meeting Minutes

Date: July 26, 2015, 9:00am

Location: Kahler Glen Conference Center

The meeting was **called to order** at 9:05 a.m. by President Michael Wandell.

Meeting Attendees:

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

Mike Wandell, President noted the presence of a **quorum**.

Comments from the President of the Board: The Board received a letter from the LLC's attorney stating that if lease violations (restaurant's service and hours, water for irrigation) are not remedied within 10 days, the Resort shall be forced to seek legal redress, including attorney's fees and full reimbursement for the economic loss to the Resort. Due to the risk of imminent legal action, the KGCA Board will meet today in executive session to determine a response. This is an unexpected event, since the LLC and KGCA had committed to accept informal mediation (AKA "Water Rights Group" appointed by the LLC), whose report is expected in the next two weeks.

Review of Minutes

- The June 13, 2015 Minutes: Motion to approved as amended by Dwight, seconded by Kathryn. 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

- Vacant lot. Issue since 2008 avalanche where covenant violations have been noted. Owners have not responded to requests to comply. Motion to notify owners compliance violations and authorize the Cast crew complete the cleanup and charge owners the cost of cleanup by Kathryn, seconded by Dwight. Motion Approved.
- Thinning of trees. Owner complaint of potential EIS violation of wildlife corridor on Miracle Mile property. Mary commented that the work was within Firewise guidelines. We need to assure common areas are reviewed by the property manager prior to action taken by homeowners. This work was approved by Gary in advance.
- Liens: Foreclosure of property in progress to take place in November. Pelton Place home is sold and lien should be satisfied.
- Culverts: last meeting discussed creation of standards and review of new construction by the architecture meeting. Suggested that guidelines be established for the culvert depth, width and slope. Plan to add Dwight to the architecture committee to secure the culvert requirements.
- Firewise guidelines. These are published on the web site. Expectations is that homeowners will work over the next 5 years to move to compliance.
- Restaurant complaint. Request to have consistent, longer hours of operation that meets with Golfer hours as well as a wider range of food available. There has been improvement in this area noted over last 4 weeks. The deli is now open on the patio each morning and improved signage will be added to notify golfers of this service.

Treasurers Report: Dwight

- June fiscal report: Continue to receive assessment billing, approximately 20 owners outstanding. 4 outstanding liens. Overall in good condition.

Infrastructure Report: Brook

- Land trust update: Conservancy continues to review the sale. Working on establishing the land commercial value and any road access that may be needed for land sale.

Property Managers Report: Gary

- Results from the Fire Department sponsored Washington Surveying Rating Bureau (WSRB). The report results impacts our insurance premiums.
 - 2” pipe for Well #2 should be increased to 4”.
 - No backup power.
 - Well 5 tower water level is low to be a ‘reasonable risk’ factor. This is the highest priority.
- Cost estimate for these revisions have been completed.
- Well 4 water testing is in progress. Well 3 was never completed and needs to be redug. This work is scheduled in 2 months.

Old Business

- Water study: numbers are being finalized now and will have a proposal later this week.
- Drought study: ready for board review.

Community Forum:

- Homeowners requested clarification on the reduced water policy. Request is to reduce personal irrigation water usage by 67%. Hours of watering 9p to 6a.
- Homeowner request to get the chipping started. Need to move forward to be protected against fire hazard. Homeowners can dump yard cuttings by the jersey barriers on Miracle Mile. All large volume cuttings must contact CAST to dump.
- Homeowner requested that pine needles on club house and Natapoc Condos be removed. CAST has approved work order to complete this work.

Motion: to be in a closed executive session by Kathryn, seconded by Dwight. Motion approved. Executive Session was completed. No follow-up actions taken.

Next Meeting: August 23, 2015 9am

Motion to adjourn meeting by Paul, seconded by Dwight. Motion approved. The meeting was adjourned at 11:25a.m.

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