

Kahler Glen Community Association Board Meeting Minutes

Date: November 8, 2015, 9:00am

Location: Metropolitan Park West, Seattle

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

Meeting Attendees:

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

Mike Wandell, President noted the presence of a quorum.

Review of Minutes

- The October 11, 2015 Minutes: Motion to approve 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

- Letters from Resort Manager, Randy Pelton requesting permission for tree removal and rental of the excavator to dig backfill for low spots on the golf course.
- Letter forwarded from State Park Forest Ranger Rick Halstead regarding communication with West Worden, the Weyerhaeuser Forester. Weyerhaeuser no longer plans to log the northern face of Nason Ridge this year. IN addition, Weyerhaeuser to repair the road washout beyond the gate off Pelton Place. After completion the fire department will need to be notified of the new fire access. Kathryn added the Rick is working on the issue of expanding and grooming of snow mobile and cross country ski trails on Weyerhaeuser property along Nason Ridge.
- Letter from Kaye Marks regarding Pro Shop employee Karen's idea to hold a Kahler Glen Christmas lighting competition and requests permission for information to be disseminated to the community.

Treasurers Report: Dwight

- October fiscal report: Overall it is currently in good condition, but reserves will need to be accessed to hold over until all assessments are secured.
- Water invoices: \$99K to date invoiced and paid. \$74K in assessments received.
- Reserves \$77K at this time. All requests for pulling money from the reserves will be part of the meeting minutes after voting is complete. Motion to have approve withdrawal of \$30K to pay pending invoices for water system compliance work by Dwight, seconded by Kathryn. Motion approved.
- Status on liens: Last lien we expended more money on legal coverage than received back from the foreclosure. In speaking with our attorney, we need to change covenants to get Kahler Glen in the. Looking into options for wording changes to assist in securing past due amounts.
- One Owner states they were given special permission to not pay dues from the original owners. There is no reference to this agreement in the sales agreement from the LLC to Kahler Glen. Mike requested a board member contact this owner to review the situation directly to seek any written confirmation from the Association stating this agreement.

Property Managers Report: Gary

- Water system: NOAH reports that the current drought conditions will remaining to next year. Pipeline from Well 5 has been replaced and grounds repaired. Working on connection and certification process to reach the junction between holes 8 and 9. Kathryn asked, and Gary confirmed that the EIS stressed the importance of connecting well #5 to the domestic water system.
- Elevation survey was completed last week for the engineering recommendation.
- Golf Course will be closing next week. Request from Golf Course on top soil filling (filling in low areas with dirt over grass) and dangerous tree removal (sites near #10, #17, #18). Tree removal request by the 17th fairway is within the 200ft boundary controlled by the Shoreline Management Act and may require additional permission to remove any trees within this corridor. Golf Course is willing to do the work. This would repair areas that have been settled over time and in need of addition soil. Community excavator is currently under repair and not available to complete work this Fall. CAST concern about ground stability for dirt removal in the prior slide area. Gary and Brook will inquire on the volume of dirt needed (to confirm impact of removal) and validate indemnity of insurance for using this equipment.
- Summer services have ended, irrigation system has been drained. Ponds have been refilled, except #9 which will be filled in the spring.
- Signs are needed for cross country, snow shoe trail and ice skating.
- Snow removal equipment has been serviced and is ready to go.
- The past sponsors of the Annual Polar Bear dip on Lake Wenatchee January 1 area retiring and suggested Kahler Glen become the sponsor for this event.

Old Business:

- The Town Hall Community update meeting 1/2/16, 10a at the Honeycomb Lodge. Checking for an available on site location. Suggestions for a mediator to lead the meeting should be submitted to Kathryn DeMeritt.
- Lots in foreclosure update (Shaw Hatfield Avalanche impacted lot). Working on purchase and sale agreement with these properties.

New Business

- Paul addressed the letter sent to all community members. Paul was misrepresented in the letter regarding his involvement in the water mediation meetings. The opinion to reject the water mediation did not include Paul's involvement or vote. The Board is asking for clarification on the misrepresentation from the LLC Letter authors. The LLC used the Community mailing list for this mailing, which violates the Association Rules as listed on the roster.
- Paul: CAST has notified the Board that homeowners are contacting our vendors directly for information. While intentions may be good, this disruption of business in managing the responses is time consuming. This will be added to our Community Rules to prevent future direct contact without Board approval.

Community Forum:

- Bill Miller: noted he will work on signage needed as noted above.
- Bill Miller: need excavation on stumps where it interferes with snow trails. Should consider tree removal on area near 14th hole that interferes with the snow trail. Need cleanup where people are dumping yard waste and get that burned. Gary reports we are not ready to burn its safe and the Forest Service starts the burning the entrance road.
- Bill Miller: Working with Restaurant on selling snow-park permits to encourage parking in the authorized area. Working on plan to set up trails.

Motion: to be in a closed executive session by Paul, seconded by Kathryn. Motion approved. Executive Session was completed. No motions or votes as a result of this session.

Next Meeting: December 6, 2015 9am at Kahler Glen Conference Center..

Motion to adjourn meeting by Paul, seconded by Kathryn. Motion approved. The meeting was adjourned at 12:10a.m.

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