

Kahler Glen Community Association Board Meeting Minutes

Date: October 11, 2015, 9:00am

Location: Kahler Glen Conference Center

The meeting was called to order at 9:00 a.m. by President Michael Wandell.

Meeting Attendees:

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

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

Review of Minutes

- The August 23, 2015 Minutes: Motion to review and approve the amended minutes 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

- Numerous responses from last Board communication with community.
- Temporary use to park a trailer on a construction site was approved via email to the Board.

Treasurers Report: Dwight

- August fiscal report: Income \$40K, Expenses \$55K. Over budget for the month. YTD revenue is down. PUD billing is the primary overage. Full breakdown was secured for review. Reserve status is holding steady.
- Expected revenue from the recent bank foreclosure will not result an payment on past dues due to the banks primary position on the loan. Need to review policy on foreclosures and positioning for collection with our attorney. This will be discussed in next Board meeting.

Infrastructure Report: Brook

- Land trust: No update.

Property Managers Report: Gary

- Moving to quarterly billing for all CAST billing starting in October moving forward.
- Shaw Hatfield lot: Offered to sell to community for \$100. We will need to confirm all liens have been satisfied prior to purchase. This will allow us to maintain the property. A purchase sale agreement has been drafted for review.
- Halloween party 10/31 at the Honeycomb Lodge. Donations will be collected for the winter recreation funds for cross country ski trail grooming and ice rink. Live music will provided. Hope to get community participation.
- Ice rink: There is a group volunteering to maintain the rink along with Gary Schuster.
- Trail grooming: Billing from State Park up last year due to extended trail grooming. Suggestion to put out a donation jar for trail usage and provide a trail map to encourage the donations. Board plan is to start with the extended grooming and request a monthly expenditure from the Forest Service so that

grooming can be managed if costs exceed budget. Any future trail expansion will be approved by the Board in advance to account for the costs for grooming.

- Pipeline is being completed and ground restored. Next step is to complete the electrical changeover for emergency situation.
- After recent power outage had to reset the well pumps. Looking for a long term solution for streamlining this reset process.
- WSRB standards: working on all issues identified in the report.

Old Business:

- Architecture committee: looking for members from the Board. John Christianson agreed to join. Plans should include landscaping, which should consider the draught policy and Firewise compliance.
- Lighting: Covenants restrict lighting to low intensity. Need review compliance and update rules.

New Business

- Policies and procedures: Drought management policy has been posted. Water policy is still in review. Expect completion by November meeting for review.
- Water rights responses from community. The LLC requested that one of their responses (represented as the official response) to the recent community letter be distributed by the Board to the community. Discussion on whether distributing a response would open the Board up to this responsibility from all comments received.
- Board will hold a town hall meeting during the holiday time period. This would be an informational meeting to allow all groups to represent their point of view and allow homeowners to understand the situation to guide the Board on how to move forward. Details will be finalized at the next Board meeting. Suggested date is 1/2/16.
- Reminder that emails need to be directed to the Board official email not individual members. This email will provide automated response of receipt.
- Board extended thanks to Mark Gubrud for his many contributions to the community.

Community Forum:

- No updates.

Next Meeting: November 8, 2015 9am.

Motion to adjourn meeting by Kathryn, seconded by Dwight. Motion approved. The meeting was adjourned at 10:03 a.m.

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