

Kahler Glen Community Association  
Board Meeting Minutes  
14 March 2015 – 9 a.m. – Teleconference

President Michael Wandell called the Board meeting to order at 9:02 a.m. Other Board members on the call: Brook Fritz, Carol Pierce, Paul DeWees and Kathryn DeMeritt. 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
  - Technology - Paul DeWees
  - Property Manager Report - Gary Marks
  - Old Business
  - New Business
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A motion was made by Carol and seconded by Brook to approve the February 14 Board meeting minutes. The motion was approved unanimously.

**Communications Report (Carol Pierce) —**

Carol said she has received agreements from most community members to receive meeting announcements via email, so only about a dozen postal announcements will be necessary.

A letter was received from a community member commenting on land swap issues and the proposed lot setback adjustment mentioned in the February Board meeting minutes.

An email was received notifying the Board of a potential condo foreclosure.

A letter was received notifying the Board about a public meeting on the Upper Wenatchee Community Lands Plan (UWCLP) on April 11 at 10 a.m. at the Lake Wenatchee Recreation Center. The UWCLP project is a joint effort of Chelan County, The Trust for Public Land, and the Chelan-Douglas Land Trust and involves developing a vision for future ownership and management of certain lands, including the Weyhaeuser land on Nason Ridge (a.k.a. the Nason Ridge cross-country ski trail).

**Treasurer's Report —**

Dwight was on vacation so Mike filled in. He stated Esther recently requested \$11k be transferred from the reserve account into the general funds and that GESA agreed to release those funds. He said the Board has now spent \$41k out of the \$50k the Board approved for land acquisition and water rights issues. He expressed concern about the reduction in reserves and suggested either a special assessment or a dues increase may be necessary. He added the GESA Vice President, Ben, wants to come to the next Kahler Glen Board meeting to meet the Board and to golf.

### **Website (Paul DeWees) —**

Paul presented the results from his research into a conference call system that would allow better connections and sound for Board meetings and special community meetings. He mentioned some high-end (\$1,200) and low-end (\$300) solutions. He offered to narrow the options to three and present them in a comparable format for decision-making. Carol suggested adding a system to next year's budget.

Paul updated the Board on his research into the online version of QuickBooks, the goal being for Gary and Esther to sync their books in real time (see Gary's report below).

Paul mentioned the Board has his latest draft of the Kahler Glen Rules and Regulations for review.

Lastly, Paul said the resort has requested it's own page on the community website and that he is following up on that. He reminded the Board that the domain name and website renewal needs to be added to the budget.

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

Regarding the requested lot setback adjustment, Gary said the property owner is now considering a different house plan with a single car garage so no action is currently needed. He added the septic line for that lot is not in the location as shown on the plans, and that his crew is working to locate it.

Next Gary brought up the proposed switch to the online version of QuickBooks. He said Esther doesn't want to change from the desktop version because she thinks the online version is inferior and expensive. He added that he and Esther currently own the same version of QuickBooks so data can be shared, just not in real time. When asked about credit card billing, Gary said he will be able to process credit card payments through Merchant's Services.

Gary said he is getting a cost estimate for the removal of trees next to the practice hole, although no action is currently planned. He said the Kahler Glen property extends about 25 feet into the trees. Gary and the Board then discussed lot development ideas and options, including trade-offs and costs. Part of the discussion involved the potential future extension of the sewer system along Cedar Brae Road into Kahler Glen. Gary said the County has said they have the capacity to add Kahler Glen to the sewer system, which was their plan all along, but that the developer, Glenn Week, had declined.

Gary then gave an update on the cutting of trees on the golf course. He said the resort has removed 24 trees, which are now staged for a logger to pick up and take to a mill, at which time an estimate value will be given. Resort cleanup crew will begin cleanup next week.

Gary then mentioned CAST work requests, including some tree removals, which will bring in income.

Next Gary gave an update on water. Gary said Carl Heinberger presented him a plan with a number of components for a small water system plan:

1. Replace the two pumps at the Nason Ridge intake with a single pump with a check valve to prevent mud going into creek if the system goes down (i.e. in case of power outage). Gary plans to ask the firefighters about their paying for a fire hose spigot at the pump rather than coming into Kahler Glen.
2. Commission well #5 (fairway 17). Carl said the DoE would not approve the well for irrigation only. Gary said adding a second potable well would allow redundancy in case our one well went down or needed repairs. Gary presented pros and cons with connecting the well to the upper vs. lower

water tower. Paul mentioned he thought Glenn said a pipe has already been installed to the upper tower. Gary said he would look into that.

3. Conduct water quality testing. Gary said well #5 needs to be sampled to make sure we can connect it to the potable water system. He added the current pipe appears to be contaminated and that Carl expressed concern about bacteria growth within the water towers. Gary said we test monthly and so far there have been no issues.
4. Install meters at Nason Creek, each wellhead, and the outflow from water towers. Also suggested was metering the outflow from ponds, but Gary said there is no good way to do this.
5. Test the pump capacity on well #5 because the pump appears to be weak (currently flows into pond 10 but there doesn't appear to be a lot of water going into the pond).
6. Connect to sewer system in the long run.

Mike said we need to get the requirements confirmed and the cost estimates together so decisions can be made.

Next Gary said his crew plans to remove the fencing around the playground area and install it around the garbage and recycle bins. Slats will be added to the fence for screening. He suggested the maintenance/tractor building could be used to house garbage if other storage could be found for the items in building now. He added that the Forest Service has requested Kahler Glen remove their vehicles and equipment from Forest Service land.

Finally, Gary said the new toilets and sinks have been installed in the clubhouse.

#### **Old Business —**

Mike said he has asked our lawyer to provide a legal opinion on water rights responsibilities and that he plans to meet with the resort president this coming week to discuss issues.

#### **New Business —**

Mike said our cash flow is poor due to dealing with the unplanned costs. He added we need to renew our D&O insurance and that the cost has gone up. Mike asked for a motion, which Carol made and Paul seconded, that we renew our D&O insurance. The Board approved unanimously.

Mike mentioned recent communications regarding the possibility of selling the Kahler Glen land across Nason Creek.

Mike said Randy is getting price estimates for the driving range net replacement. He said the resort has stated that they believe the net is considered a fence and is therefore the community's responsibility to pay for. Mike will get our attorney's opinion on who is responsible.

Next the Board agreed on the time and place of the next meeting: April 11 at 8 a.m. in the Conference Center. (Note: the annual LLC Investors meeting will be held the same day/place at 10 a.m.) Carol suggested the Board add an additional special meeting so the Board can focus on budget preparation and getting ready for the annual community meeting. Mike agreed and said he would set up a time when Dwight returns from vacation.

Lastly, Paul suggested the Board create a calendar of recurring events as a reference tool for future board members. He suggested adding cloud storage for Board documents; the Board agreed this was a good idea.

Mike asked for a motion to adjourn. The motion was made by Paul and seconded by Carol; the Board approved unanimously. The meeting was adjourned at 10:53 a.m.

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