

Kahler Glen Community Association Board Meeting

9. a.m., 12 April 2016 @ Kahler Glen Conference Center

Mary Long, President, called the meeting to order at 9 a.m. Present were board members Paula Robinson, John Christianson, and Nancy Miller. Also present was property manager Gary Marks and community members Ralph and Judy Leslie, Bill Miller, and Dan Forbes.

Mary noted the presence of a quorum.

Mary thanked all the board members and community members for their untiring efforts to support and pass the measure presented and passed at yesterday's emergency community meeting. Mary especially thanked board member spouses for supporting their board member and allowing intrusions into residences and family time.

There was no communications report.

There was no treasurer's report.

Gary Marks gave the property manager's report.

- Esther Christian will be sending a list of services offered by the CAST crew and their costs to community members. CAST will be doing landscaping this year, but no interior work. This list will also be posted on the website.
- The welcome packet will be updated.
- The cross-country snow plowing pattern will be reviewed and updated. The resulting recommendation will be presented to the board.
- The work order process will be updated.
- There will be a meeting later this month with the Trout Unlimited representative.
- One of the CAST hires for the summer will be trained as a backup equipment driver.
- There will be a project update on the Annual Meeting agenda.
- A water project webpage will be created as part of the Community Association website, including updates and an archive.

Old Business

Delinquent accounts:

- Mary said that she would initiate the collection of delinquent accounts from residents with personal contact to each delinquent property owner. Next month Dwight will present a process and action plan to deal with delinquencies. It was noted that liens and foreclosures have not proved to be an effective way to get our funds, as there usually are mortgage holders who are first in line to receive receipts from these processes.

Collection agencies and small claims court processes will be explored, with an eye to finding out which is most direct and whether the costs are reasonable to incur considering the probably return. Possibly the statement of an intention to report the delinquencies to credit bureaus would stimulate some response.

Firewise:

- Dan Forbes reported that he had expressed his concern about the brush piles left along Kahler Drive to the local Forest Service director. According to the director, the piles are not dry enough to be burned at this time; burning is scheduled for next autumn, assuming that the piles dry by then. The piles are not a fire hazard, as they are located strategically and the neighboring trees have been thinned and limbed.
- Mary reported that the last piece of documentation for our application to become a FireWise community is being sent in. Our goal is to be one of the first seven FireWise communities in this area, since that group will share a substantial grant for use in further FireWise activities. Mary also reported that the chipper will be here in June and October to help clean up the debris from community activities. The property adjoining the 18th tee boxes (Christianson) is recommended as an example of how to situate trimming debris for maximum convenience during chipping.
- Mary suggested the creation of a telephone chain to get property owners on the upper Miracle Mile organized to thin and trim vegetation on unbuilt lots.
- The FireWise committee will be sponsoring a work party event on Saturday, 28 May, 2016 at 9 a.m. meeting at the cart barn to clean up the road from Forest Service property to the cart barn, part of the approach to Kahler Glen.
- FireWise applications will be distributed at the annual meeting in May. All residents are encouraged to get reflective numbering on their residences, which will assist responders in the case of a property or medical emergency. Also, free FireWise assessments of individual properties is available from Mary Long, Dan Forbes, or Bill Miller.

New Business

Architecture Committee:

- Dan Forbes gave the board the envelopes containing the recommendations of the Architecture Committee that the McKeever and Gilbert plans be approved. It was moved by Mary Long and seconded to approve the plans. Motion passed unanimously.
- Gary Marks said that he will store the plans submitted to the Architecture Committee, and he will inform the property owners that their plans have been approved.
- There was discussion of availability of water and septic hookups to several properties. John C and Gary M will look into it and report.

Board Elections:

- Bill Miller will create a chart specifying the rotation in office on the board, and give the chart to Mary Long.

- It was queried whether Kathryn's newsletter to the community should carry a ballot for the election. The question was not resolved.

Special Election:

- Gary Marks will draft rate and remedy wording to reflect the outcome of the vote at the special meeting. He will need a director to go with him to Ackermann's office for review. Mary said that she could go with him.
- Gary is working on getting the meters in for the businesses. Source and distribution-into-system meters have the priority to enable us to separate the irrigation component.

Restaurant:

- Mary reported that the restaurant operator and the golf course operator have come to an agreement over the operation of the restaurant for the upcoming season.
- Recent experience with Conference Center rental was discussed. Because the conference center's kitchen is not up to code, and because the building would require some modification to be suitable for rental, Mary suggested that the Conference Center signs be removed from the signs at the Y and at Cedar Brae, and that the golf course be reminded that it is not available. There was no objection. John C said that he would remove the signs. The restaurant will be available for group rentals through the restaurant operator, and a list of local caterers will be provided to clients.

Common Areas:

- The issue of yard waste disposal was raised. The brush piles on the vacant lot at the hairpin turn will be burned in the near future. Dumping on this lot or on the old refuse pile on Nason Ridge Road should be prohibited. It was suggested that 'No Dumping' signs should be installed at each location. There have been complaints about the smell from the old dump site. Gary suggested that a bin for yard waste recycling should be provided, and that it should be hauled away when full. Composting of yard waste was mentioned. It was mentioned that the golf course should dispose of its grass separately from facilities provided for individual property owners. Bill Miller suggested that there might be room for temporary dumping of yard waste on the treed slope above the #16 pond. Gary M will check the cost of a small yard waste bin, and will provide two 'No Dumping' signs at the sites referred to.
- Ralph Leslie asked about disposal of furniture left in their house. Judy Leslie asked about disposal of yard materials after removal of a group of aspens. John C will help with both of these issues.
- Ralph Leslie discussed his plan to install and screen a propane tank. His proposal for a combination of bushes and lattice-work was praised by the Board. No disapproval was expressed.

Winter Recreation:

- Bill Miller raised the issue of the debt owned by Kahler Glen to the state park resulting from last year's cross-country grooming. It was also mentioned that Gary Schuster pays out of pocket for many of the expenses of the ice rink, a situation which is temporary. The larger issue of paying for winter recreation costs was discussed. Bill mentioned that Lake Wenatchee Winter Recreation Association was created as a means to collect donations and organize volunteers.

Miscellaneous:

- Bill Miller suggested that directions to the Lake Wenatchee Recreation Club site be included on the KGCA website, as our membership meetings are regularly held there. Dan said he would add that if Bill would get the written text to him; Bill agreed.

Budget:

- John Christianson said that we need to have a formal review of ancillary spending as part of the budget creation process. There is a need on the part of the community to discuss what services and amenities they want to have present at Kahler Glen, and at what expense to the community as a whole.
- Gary Marks pointed out that, according to GESA, the KGCA cannot make donations to organizations such as the state park or the LWWRA. He also pointed out that the mitigation for road construction and the easement agreement between LongFibre, the Forest Service, and Kahler Glen GSR obligates Kahler Glen to provide a sno-park and pay for its maintenance. Bill Miller said that he would forward copies of that agreement to the board.

Mary announced that the next board meeting will be at 9 a.m. on 8 May 2016 at the Conference Center. The annual meeting will be 21 May 2016 at 10 a.m. at the Lake Wenatchee Recreation Club.

It was moved by Mary that the meeting be adjourned. The motion was seconded and adopted unanimously. The meeting was adjourned at 10:24 a.m.

Respectfully submitted,

Nancy M. Miller
Recording Secretary
Kahler Glen Community Association Board