

Kahler Glen Community Association
Board Meeting Minutes
14 August 2016 – 9 a.m. KG Conference Center

The meeting was called to order by President Mary Long at 9:02 a.m. in the KG conference center. Mary noted the presence of a quorum.

Board members present were John Christianson, Nancy Miller, Mary Long, Dwight Miller, and Paula Robinson. Gary Marks, KGCA manager, was also present. Several community members were also present.

It was moved by Paula Robinson that the minutes of the July meeting be accepted as circulated and posted on the website. Nancy seconded. Passed unanimously.

Correspondence Report: Nancy presented Kathryn's report:

Correspondence was received regarding:

- Suggested changes to the rules and regulations document
- Request for water meter clarification
- Request for x-c clarification
- request for status of repair of rock wall hit by snow plow
- Abuse of garbage/recycling dumpsters
- Vendor promoting purchase of "snow clone" snow carpet
- Suggestion regarding water rates

Correspondence sent regarding:

- Fine to homeowner for rentals over the 8-person limit
- Warning sent to homeowner regarding complaint about children and dogs playing on the golf course, and about "hitting pitch shots onto the fairway and then back towards the house"

Manager's Report: Gary reported that

- We have received the certified letter from Dept of Ecology regarding water withdrawal from Nason Creek. Due to the dry conditions, we expect to receive the shut-down letter in the near future. Residences and golf course will have to reduce irrigation water consumption by 1/3 when the shut-down is ordered.
 - Mary said that we need a policy that protects new sod and newly seeded areas in these circumstance. There was no objection.
- The new equipment has arrived (the Gator) and the hitch will arrive next week. Branch and lawn debris pickup will resume at that time.
- The manager will draft a message to the community for the newsletter explaining the bins and totes, yard waste removal, dump site, etc. Grass dump site is between fairways 3 and 4.
- The garbage/recycle dumpsters are being misused. Gary reminded us that
 - Plastic bags cannot be recycled in Chelan County.
 - When the recycle dumpster contains garbage, the county will not recycle it and charges by the pound to remove it. This abuse is common.
 - Cameras to observe the dumpsters will be installed as soon as trees are removed for line-of-sight monitoring. It is possible that the cameras can be hooked up through the event center wi-fi.

- Following confirmation that a warning letter was sent, CAST will clean up one of the residential lots and the owner will be charged.
- One of the employees is on a limited work schedule due to disability. We are looking to hire another employee to assist: plumbing skills will be a vital skill.

Mary Long added that

- Ted LaVigne, condo association president, has proposed that the CA share expenses with the condo association in repairing a sunken edge of the road near the small sports court. Since this item was not budgeted, taking funds from reserves was discussed. It was suggested that the Board postpone the decision until examining the site. There was no objection.

Water Report: John Christianson reported that

- Letter requesting Conformance to Municipal Use for all of our currently “permitted” water rights was submitted to the Dept. of Ecology on 1 August.
- A 24-hour pump/aquifer test, with Tumwater Drilling and Aspect Consulting, was successfully completed with very good gallon per minute withdrawal results. We are confident the aquifer can easily sustain 60 GPM (gallons per minute) and could potentially up to 100 GPM continuously. We are currently evaluating the electrical capacity at this location to determine if upgrades will be required in order to power the correctly sized will pump for this Phase II project.
- We are working well with Randy, Danny and the entire golf course team on necessary irrigation system repairs. Danny is training younger employees. New system breaks continue to show up almost weekly and John is concerned that the current operating pressure of the irrigation system (approximately 115 psi) may be a contributor to these on-going issues/problems. Discussions on the causes and potential solutions to on-going system breaks will continue.
- Source meters are required on all existing and new water sources (WAC 246.290.496(1)). Within a water system plan (WAC 246.290.100(4)(b)(ii) or small water system management program (WAC 246.290.105(4)(h)), the following must be included:
 - Monthly and annual totals of water produced (our existing wells)
- Service meters are required on all direct service connections. For water system plan (WAC 246.290.100(4)(b)(ii) or small water system management program (WAC 246.290.105(4)(h)), the following must be reported:
 - Annual water consumption by customers (WAC 246.290.496(2), 246.290.100(4)(b)(ii) and 246.290.105(4)(h)(ii)
 - Water consumed
 - Annual totals for each customer class (such as single family residence or commercial use). *Note monthly meter reading is not required.*
 - DOHealth suggests reading all meters (source, intertie, and service) every month as it will insure that significant changes in water usage will be noted and management of any potential major problem or leak will be prompt.
- There is no update on the Well #5 connection project. John C will schedule a design kick-off meeting with all stake-holders.
- Before winter the Phase 2 Pump Station needs maintenance and provision for heating; a ditch needs to be dug above the vault location to prevent future flooding and associated damage. Installation of a new PVC extension and valve wrench to the existing fire flow valve is needed at this location in order to provide valve access during winter months.

Mary asked about the billing for the meter installation project, which will be about \$1000 per residence. Dwight answered that a prior KGCA board had decided that each homeowner will pay his/her own way. Dwight recommended that homeowners make arrangements directly with service providers in order to avoid confusion and that the providers bill the homeowners directly. A check-off list can be returned to the community association.

John Christianson noted that if a home-owner is non-compliant, the installation will need to involve digging up the street and yard for an external installation; the owner will be financially responsible for this more expensive alternative.

Mary noted that the condo associations will make their own decisions regarding methods of installation and cost-sharing.

Nancy moved that John Christianson's recommendation concerning the standard valve and installation be approved. Paula Robinson seconded. Measure passed unanimously.

Financial Report: Dwight Miller reported that

- We will proceed with billing delinquents; information concerning delinquent account has been turned over to our attorney and our bookkeeper for action.
- Three lots are in foreclosure proceedings. Dwight has answered questions on our behalf to the owners' attorneys.
- A lien has been placed on a for-sale lot whose owner owes back dues.
- Attorneys will work to clarify the situation of a lot involving delinquent dues, a sale, encroachment, and occupancy restrictions.

Dwight stated that KGCA needs to receive payment of delinquent dues and past due assessments in full by 1 Sept 2016 or we will revert to 1 July 2016 and charge the late fee of 12%. John Christianson moved that this action be approved; Paula seconded. The motion passed unanimously.

Firewise: report by Mary Long

- There will be a controlled burn near Fish Lake early in December. We have received a smoke warning.
- We have officially been awarded the status of 'Firewise Community'.

Dwight expressed the hope that the old brush piles would be burned in October. Mary commented that there was a new Forest Service officer on the project.

Old Business:

Paula Robinson moved that the summary of KGCA rules and regulations prepared by Kathryn DeMeritt and circulated to the board be approved. Dwight Miller and Nancy Miller simultaneously seconded. Passed unanimously.

Mary Long raised the question of RV parking. It was pointed out that the overflow parking area across from the driving range is intended and available for long-term parking.

The KGCA board and the golf course board will meet Monday at 1 p.m. at the Honeycomb Lodge for a listening/communicating session.

New Business:

Gary reported that an improved set of plans has been received for the firefighter's lot; the setback was corrected, the county snow load requirement is being complied with, and the garage size has been adjusted. Dwight said that the minutes should reflect that the plans were now approved as submitted. There were no objections.

Community Forum:

Nikki and Ofir Panos described their rental and the occurrence with the overage, which was an infant. The listing has been corrected.

Mary described the progressive fine process. Dwight pointed out that the board should vote on fines, and everyone should be aware that appeal to the board is possible. He also speculated that septic failures could be the responsibility of habitual violators of the rental occupancy limit. John C pointed out that portions of the website have not been updated, and that portions of the process described there are no longer possible.

John C moved that the fine for the Panos house be waived. Dwight seconded. The motion passed unanimously.

Nancy stated that the website should be brought up-to-date, but that the Board's plates are very full and that technical ability was not available. Mary said that Dan Forbes has the skills and will update the website, but that he needs someone to sort the files and update materials before he puts them on the web. Someone familiar with Kahler Glen and its governing documents is needed for this task. It was suggested that Carol Pierce be approached.

The mosquito situation was briefly discussed.

Bill Miller reported that the appeal for funds for the Winter Recreation (x-c, skating, snowshoe grooming) activities has received limited response. Bill said that he would request a one-topic, one-time message be sent to the community on this matter. He pointed out that the winter amenities are of particular interest to owners of rental properties and to the site businesses, as their customers are attracted by the available activities. Dwight pointed out that the grooming would be cut back to 2013 or 2014 levels without additional funding.

At 10:58, Dwight Miller moved that the board move to Executive Session for discussion of personnel matters. Paula seconded. Motion passed unanimously. The community members exited.

The meeting reconvened at 11:36 a.m. The next meeting will be 11 Sept 2016 at 9 a.m. at the event center.

Paula moved that the meeting be adjourned, following examination of the condition of the road near the smaller sports court. Dwight seconded. Passed unanimously.

The board examined the road. The board voted unanimously that no cost should be incurred at this time.

Respectfully submitted,
Nancy M. Miller
Secretary, Kahler Glen CA Board