

Kahler Glen Community Association Board Draft Meeting Minutes

Date: February 7, 2016, 9:05am

Location: Kahler Glen Conference Center

The meeting was called to order at 9:17 a.m. by President Michael Wandell.

Meeting Attendees:

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

Mike Wandell, President noted the presence of a quorum.

Formal voting for open Board position. Motion to appoint Paula Robinson in the open board position to serve until elections take place in May by Kathryn, seconded by Dwight. Motion approved.

Review of Minutes

- The January 3, 2016 Minutes: Motion to approved revised 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
- Firewise – Mary Long
- New Business
- Community Forum

Communications Report: Kathryn

- Request to post Restaurant and Golf Course leases. They will be posted on the Community Document site.
- Question on topic for 2/14 meeting to only include water issues? The vote will only include funding for the water changes. The 5 year plan is available as an FYI, but voting will not occur on budget until May meeting.
- Request to publish the nonpaying dues members.
- Request for publishing notes from a working meeting in August. Since it was not a formal Board meeting notes are not available.
- Question on lot lines between 2 owners. This is a civil action between homeowners and not a KGCA issue.
- Issue with snow pileup in front of Natapoc.
- Issue with lighting in Miracle Mile lot that is too bright and violates the CCR's. Note will be sent to homeowner.
- Question on management of property.

Treasurers Report: Dwight

- January fiscal report: Income \$87K, Expenses \$91K. Authorizing funds for outstanding invoices.

- Spoke with Golf Course on practice range charges. Did not receive an agreement on rates being charged. Dwight will report to the golf course that no invoice will be paid until the 2 parties can come to an agreement on cost share.

Infrastructure Report: Brook

- Land trust: No update.

Property Managers Report: Gary

- Donation box for cross country skiing has arrived.
- Labor on CAST dedicated staff for (1) Condos (2) utilities.
- Capital expenses will be needed for equipment that is breaking down. Included in 5 year plan.

New Business:

- Michael: Ecology – Proof of Appropriation extended to Dec 31, 2016.
- Michael: GESA Credit Union commitment letter
 - \$300k index + 3.25%, floor 5.25% (today 5.14%) amortized over 15 yrs adjusted year 6.
- Michael: Trout Unlimited
 - Met with Cody Gillam, TU Proj Mgr visited Feb. 6th.
 - KG fits w/in TU core mission of converting surface water withdrawal to ground water.
 - Nason Creek is highest priority habitat. Immediate funds < \$100k + grant pathways for more.
 - Most interested in water from PUD treatment; 0.7 miles to Nason Creek pipes.

Firewise

- We are on track for becoming a Firewise Community in 2016. This will benefit in the form of grants for cleanup, potentially lower fire insurance rating, and our local Fire Department.
- Upcoming events: Table with information at the community meetings. June free chipping available (more on that upcoming). Focused effort to have every home with reflective signage for identification during an emergency.

Old Business

- None

Community Forum:

- No updates.

Next Meeting: March 13, 2016 9am.

Motion to adjourn meeting by Kathryn, seconded by Michael. Motion approved. The meeting was adjourned at 11:34a.m.

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