

Kahler Glen Community Association Board Meeting Minutes

Date: January 3, 2016, 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, Dwight Miller, Mary Long and Brook Fritz. Absent: Darren Stober.
- Property Manager Gary Marks.
- Several community members were present.

Mike Wandell, President noted the presence of a quorum.

Review of Minutes

- December 6, 2016 Minutes: Motion to approved with date revision 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

- Lot 69: sale pending to KGCA, some interest in using the lot by several parties.
- Grooming issues: Some questions on payment of fees were resolved.
- Fire Hydrant near dumpster
- Signs: Request for replacement signs by Clubhouse, and Dumpster. Complaints on people walking on groomed trail. It was noted that parking near hole 9 and 12 for people sledding. This is a dangerous area with traffic going both directions and children running in the street. Additional signage may be needed to restrict parking. Option discussed to shut down road during the holiday period, making it a drop off zone, alternate parking options. Construction trailers are not permitted on the street. Signage will be worked on by a committee (Bill Miller, Kathryn DeMerritt). Please inform all your guests to park appropriately.
- Thanks to Bill Miller and Peter Mueller for grooming the snow shoe trails.
- Request for additional signage near pond on hole #5 near where people cross the golf course.
- Motion to add a donation box and a site map of winter activities near the Clubhouse not to exceed \$200 by Mike, seconded by Brook. Motion approved.
- Dumpster access: Planned pickup in process. It will be emptied as it fills.

Treasurers Report: Dwight

- November fiscal report: \$47 Reserves, Income \$32K dues, Expenses \$60K. Planned for year was \$368K, we have \$337K including assessments. YTD under expenses due to staffing changes.
- Resort is requesting cost sharing on maintenance of practice hole. Invoice outstanding for electricity used for the water to the golf course. Dwight is working on resolution with LLC treasurer.

- Open issue with unpaid dues for uninhabited property. Homeowner was contacted and refuses to pay past dues. Option for foreclose would be costly. Our legal team suggests small claims court. Motion to move forward with small claims court to recover back dues by Kathryn, seconded by Dwight. Motion approved.
- Assessments: ~15 outstanding. Confirming that outstanding assessments will result in interest charges after one month.

Infrastructure Report: Brook

- Land trust: One option for funding the water system was to address a potential sale of acreage at Kahler Glenn. Land includes protected wet lands and endangered species. Sale as timber land would not be valuable. Lots were investigated with intention of being buildable lots to show value. Land Trust group reported to us that we need to prove the lots have buildable value. Gary has the appraisal for these lots to show proof of value. Suggested a new application with very specific building status.

Property Managers Report: Gary

- Change in CAST services offerings.
- Web site updates needed for the small water system documents

New Business:

- Paul DeWess has resigned from the Board. Motion to recognize Paul for the all the excellent work and contributions he has done for the community by Kathryn and seconded by Brook. Motion Approved. Paul will be missed by the community and the Board.
- His VP position will be filled for the final 5 months. Motion to vote Mary Long as VP for the remaining period by Mike, seconded by Kathryn. Motion approved.
- Dwight requested funding action prior to the next Annual Meeting. Funds are needed to complete water system plans and they are not available. We need a vote of the community to fund the work immediately to choose an assessment, begin charging for water (requires CC&R change), or GESA loan are the only action that will get the funding to proceed. This does not mitigate the option to move forward with a legal action. Board will move forward with securing a GESA line of credit should that option be voted on.
- Motion to use budget for completing the water system plan up to \$20K by Kathryn, seconded by Mike. Motion approved.
- FAQ's from town hall meeting will be worked on in the next week.
- Call for a Community Association Meeting Presidents Weekend (Feb 14) 1p to vote on funding options.
- Request for adding budget information on the website. Dwight has been responding to all requests as they arise in order to focus on each specific request.

Old Business

- We will continue to initiate a meeting with DOE as soon as possible.

Community Forum:

- Comment on restaurant hours. Published hours are not being followed. There is a 10 year lease that is the guiding factor for the restaurant.

Next Meeting: February 7, 2016 9am.

Motion to adjourn meeting by Brook, seconded by Dwight. Motion approved. The meeting was adjourned at 11:15a.m.

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