

Kahler Glen Community Association

Board Meeting – 12 June 2016 at 9 a.m.

President Mary Long called the meeting to order at 9:12 a.m. in the Event Center.

Board members present were: Dwight Miller, Mary Long, Paula Robinson, and Nancy Miller

Present by telephone were: Kathryn DeMeritt, Gary Marks (manager)

Community members present were: Dan Forbes, Bill Miller

President Mary Long noted the presence of a quorum.

Communications Report by Kathryn DeMeritt

Kathryn reported that she had received several inquiries regarding mosquito control. There were also questions regarding road maintenance, policy on dandelions, and yard waste dumping.

Kathryn has received the Architecture guidelines, and she will put them on the website. Mary stated that the Architecture Committee is made up of Dwight Miller and Julie Burrage, with Mary as ex officio member. Volunteers from the community for this committee are invited.

John Christianson arrived.

Kathryn received an inquiry concerning condo resale certificated. These go to Lisa Hanson.

A complaint was received concerning a contractor who dumped yard waste, despite being warned that it was not allowed to do so, by going around the rock closing the Nason Ridge Road. The employer of the contractor is known, and will be sent a letter notifying them that the waste must be removed by 30 June, or a contractor will be retained to do so and they will be billed for the expense. Two complaints have been received about the exterior lighting of the home in question; this matter will also be taken up in the letter.

There has been an inquiry about the condition of the sports court.

Manager's Report by Gary Marks

Gary reported that the firefighters' lot has been sold and that the contractor is requesting that we submit notification to the Dept of Health that sewer and water connections exist. Gary showed the contractor the connections and made him aware that the trenching required is at the expense of the land owner.

Gary reported that the septic connection on the Gilbert property hasn't yet been located. It is possible that the tank infringes on the neighboring lot. Gary is bringing in Curtis Lynn's camera equipment to help.

Equipment:

- P&S has been completed for the John Deere equipment.
- 2 mosquito traps have been ordered (more may be ordered if these prove effective)

There is daily mosquito spraying; all of the golf course is included; there is sometimes a second spraying if weather conditions permit.

The upper (smaller) sports court belongs to the Community Association. The neighboring condo association has complained that it's an eyesore. It needs to be inspected with regard to cracks in the foundation slab which may be a safety hazard.

The tennis court wall is still in a slow fall and needs to be repaired. The cause is water pressure behind the wall. The watering rate at that site is being lowered and possibly there will be a way to drain part of it. Also, dirt behind the wall is being temporarily removed to relieve pressure. The fix will require engineering and could be quite expensive.

Gary Marks reported that the mercury vapor lights have been replaced and should be operational.

Landscaping

Kathryn DeMeritt noted that the road near the event center needs landscaping and that possibly dirt from behind the sports court wall could be taken to that site for use. She suggested planting trees near the site for screening. Parking would be unaffected.

Mary Long said that we need volunteers from all the associations for a landscaping committee. Already volunteered are Anita Miller and Paula Robinson. Mary said that the committee needs to define a focus, make an overall plan, and set priorities. Architecture Committee will review work of the Landscaping Committee and pass the plan, with recommendations, along to the Board for final review and approval.

Other Business

Gary reported that Brian from Zae Engineering is our consultant to set up the WiFi and cameras to monitor the water towers and metering. Gary will consult with the Firewise project, as there are two large pines at the West end of the pro shop building which are in the WiFi line of sight and will interfere with monitoring. Mary commented that it is possible that some of this clearing work could be done when the Firewise grant is received. Mary added that she hoped to sell some of the big logs from the clearing projects to help defray the expenses.

Mary suggested that we might form a volunteer crew to work on improving the lot that KGCA has for sale. It needs to be cleared. Dwight Miller volunteered to contact Steve Craig to find out what he would recommend to make the lot more saleable.

Bids are being asked to replace the heating/cooling system for the clubhouse.

Mary reports that there was a burglary in the maintenance buildings last Monday, and that approximately 50 gallons of gasoline were stolen.

Mary asked about the budget impact of the loss of the CAST contract with Natapoc. Gary answered that at the same time there was increased scope of work with the condo association, so there was no net change in finances.

Mary announced that the golf club and the Community Association have scheduled a joint clean-up of the event center. Also, arrangement has been made with a metal dealer to come and haul away the old keg counter, the barbecue, and any other metals. The old shed will also be removed, but it has paint from the condo association and machines from the community association in it. Lisa Hanson will be notified for the condo association and Gary M will remove the CA equipment.

Mary asked about the event center woodpile. Gary said that the logs would be split and sold. There is also a woodpile between fairways 3 and 4. Discussion followed concerning security of the woodpiles, demand for firewood. Mary will call Plain Grocery and find out their wood vendor, then contact that person with regard to selling the wood. Gary will call Ranger Rick about a donation to the wood sales in the state park. If the wood cannot be moved on quickly, it was suggested that it be donated to the Fire Auxiliary sale. There was no objection.

John Christianson asked about the dumpsters for yard waste. Gary said that he is acquiring 90-gallon totes which CAST will bring to a homeowner's lot, then remove when they are full.

Kathryn said that inquiries about road repair have been received. Gary said that there is no road budget for this year. He said that patching costs about \$50,000. John Christianson and Gary Marks volunteered to get together and see what the cost is of renting a machine to do crack sealing. Paula asked about a timeline for this project and Mary said that we will receive a report at the next board meeting. Dwight said that the project needs to be in the budget. Gary said that it is in the reserve study project. Mary Long said that we need to receive the scope, cost, and timeline at the next board meeting.

Mary Long announced that KGCA has retained a new attorney, Michelle Green, of Jeffers Danielson Sonn and Aylward. Mary, Nancy, Paula, and Gary met with her last week.

Financial Report from Dwight Miller

Dwight reported that the budget is not yet broken out into categories, but that he has the actuals for May. Esther is having categorization issues changing from the old bookkeeping system to the new one. Not all of the dues and assessments are rightly recorded, so that is being sorted out. There are still a number of residents who have not paid the assessment.

Dwight reported \$163,000 in revenue and \$29,000 in expenses for May. We have \$353,000 in our checking and saving accounts, which includes \$47,000 in the GESA reserve account.

Bill Miller asked about arranging electronic transfer, since he receives notices from the CA that are not reliable as to the status of his account.

Paula said that with the correct account numbers, electronic transfer should be able to be arranged. She suggested that we could consider altering our banking practice so that 'push' payments could become 'pull' payments. Mary will ask Ben at GESA for information on 'pull' payments and on how they

will communicate with our accountant so that the billing is accurate. It was mentioned that Esther is currently pulling financial information for the auditors and getting the information ready for tax filing. Dwight said that all information will be aligned and in order by the end of June.

Mary said that we need the annual meeting to be in June so that all the financial information for the previous fiscal year can be collected and in order to be presented. Mary will contact the condo associations about making these changes. There were no objections to this proposed change. Mary will tell Randy that we are moving our meeting, and ask if there is any coordination that needs to be done with the golf course.

Old Business:

Golf Course Relations:

Mary said that she had responded to the golf course's list of complaints and all are resolved except the two dealing with their arrears bill currently for \$13,700 concerning electricity payments, and our dispute concerning \$8-9,000 involving the appropriate hourly labor charge (more than 3x standard) for maintenance of the practice green. Mary has asked for a breakdown of the costs on the maintenance of the practice green, but has received no response. Mary reported that we offered to maintain the green without charge until that service had discharged the debt; the offer was refused. Dwight said that Gary is keeping track of the hours involved. Dwight said that he will bill the golf course for use of our equipment in this project, as we would charge anyone else who rented the equipment. There was no objection.

Cart Paths:

John C asked concerning whether there is \$10,000 annually on cart path maintenance from the golf course. Gary replied that they pay one-half of the work done on cart paths. Gary added that we are looking at coordinating asphalt work with cart path repair later in the year.

Firewise Report by Mary Long

Mary reported that the chipping event went great and that there will be another in October. Our papers are in order to become designated a FireWise community.

Bill Miller reported that areas of concern have been identified for the next thinning and chipping event. Some are on common property and some are on private property. Trees that are against houses or decks are of special concern, as is thick brush that leads into standing timber or homes.

Mosquito Control

Mary reported that she is approaching Dave Neir about joining the mosquito control district near Fish Lake.

Water Report by John Christianson

John reported that he will be meeting with the electrical engineers on the site tomorrow. Aspect's estimate has been received. At 10:30 next Tuesday, he will meet with Dept of Health in Spokane with regards to the Small System Water Management Plan.

Carl Eisenberg of Aspect affirmed that proof of appropriation is needed. Our background work is paying off, because meeting these requirements is the beginning of “compliance”. Well-digging may be upcoming in the water system project, as it is part of securing the water rights.

New Business:

Dan Forbes said that as webmaster he is receiving requests for the community roster. It is pointed out that the map of the community is available, and has the names and Kahler Glen addresses of all community members. Community complaints about abuse of the roster have led to it being withdrawn from easy circulation.

Dwight Miller reported posting the financials to the web, and Esther is putting the year-end report together.

Kathryn suggested that the year-end report go in the newsletter. Dan said that it can be put on the web.

Kathryn will finish the rules of the community, in harmony with the CCRs and the bylaws, and drafts of all will be circulated to the Board.

Mary reported that she and Nancy met with Doug Pendleton regarding fly fishing instruction at Kahler Glen. Dan Forbes and Bill Miller also attended the meeting. Doug outlined positive impacts to the community and answered how-to questions regarding his vision of the enterprise. At its largest scope, it would involve fish planting in a pond, an instructional area, and approach to Nason Creek on its banks. The cost to Kahler Glen would be about \$1000 annually to purchase and feed the fish. Doug might share some of that expense. Maintaining the fish would also require pond aeration or water flow where they are planted. Mary said that we will establish a Fly Fishing committee to come up with a response and a plan, as appropriate. Doug suggested that more rentals would be attracted to Kahler Glen, and for more days, and that owners using their property would also like the amenity for their family’s use. Mary said that we would have to check the EIS from the establishment of Kahler Glen, as some say that it denies access to the stream banks. Bill Miller mentioned that the Pro Shop and the restaurant are also potential beneficiaries, as Doug’s students would likely buy equipment and snacks.

Nancy requested that the Kahler Glen Board endorse the formation of a Dark Skies chapter at Kahler Glen. Nancy explained the Dark Skies Association, and referred those interested to the International Dark Skies Association website. Nancy says that this endorsement would commit Kahler Glen to no expenses or activities, but would allow the club to use the community newsletter as part of its formation and communication. There were no objections to this proposal.

Executive Session:

At 11:02 a.m., Mary Long declared an Executive Session to discuss personnel matters. Guests left and telephone connections were severed.

At 11:45 p.m., the Board reconvened in public session.

Mary announced the Board’s intention to present a draft job description to the Manager for his response, and to have a draft finalized for Board approval before the next Board meeting.

Dwight Miller will contact our attorney, Michelle Green, regarding follow-up to our initial meeting, particularly her review of community documents and her recommendations for future action.

The meeting adjourned at 12:05 p.m.

Respectfully submitted,
Nancy Miller, Secretary
Kahler Glen Community Association Board