

Kahler Glen Community Association
16 October 2016 9 a.m. KG Conference Center

Members of the Board present: Mary Long, Dwight Miller, Paula Robinson, Nancy Miller
Also present: Gary Marks, manager
Community members present: Bill Miller

Meeting was called to order at 9:04 a.m. Mary noted the presence of a quorum. A telephonic connection was established, but no-one entered the electronic conference.

Minutes

Earlier in the month, Kathryn DeMeritt received two suggested corrections to the minutes of last month's meeting from Shari Bennett and forwarded them to Nancy. Nancy identified that the corrections were to Section 12-b, to substitute "Shari suggested that the equipment purchases should have been discussed at the last annual meeting," for the draft suggestion that the matter should be discussed at a community meeting, and to the Water Meter Report, to substitute "Shari Bennett said that there are two home owners on the back nine who had joining water pipes and were planning to install one meter together. John C replied that, unlike the condos or duplexes, single family homes must have their own meter" for the draft statement concerning installation in the condo community. Nancy recommended that the corrections be adopted.

Paula moved that the minutes be accepted as corrected; Dwight seconded. Motion passed unanimously.

Communications Report

Mary reported that George Wilson is asking permission to create an email list solely for Kahler Glen residents and owners, to be used for separate communications only of interest to Kahler Glen. He also said that the county sheriff wants a homeowner contact list. Nancy moved that the Kahler Glen email contact list be given to the county sheriff, the fire department, and other emergency agencies, with an opt-out provision for community members who do not want their information shared. Paula seconded. Without objection, the motion was adopted. Paula moved that an email contact list be given to George Wilson to be used in a contact list covering general information about the area, with an opt-in provision for those who do not want their information shared. Nancy seconded. Without objection, the motion was approved. Those wishing to have their information made part of a community notice list, should contact gwilson@nwi.net.

Concern was raised that KG residents are not reading the Board's communications with them. Several interactions were given as examples. Discussion centered on how best to contact owners who have not yet made arrangements for the metering of their water. John offered to draft a message to be sent out by Esther through the U.S. Mail. There was no objection.

A message was received from a home-owner, reporting on completion of a change of lighting on his property to comply with the covenants.

Concern was expressed about the pace of completion of one of the residences under construction, since the original date of completion has passed and the construction is clearly not near completion. Kathryn will be asked to write a note to the home-owner, asking for a revised date.

Property Manager's Report by Gary Marks

Waste Management

- Residents can still avail themselves of metal recycling. Stack metal items for recycle between the two maintenance buildings, to the right side of the platform. Pickup will be Nov. 1 and after that will no longer be available.

Property Maintenance

- Golf carts by the maintenance shed have been removed. Several were salvaged.
- Pro Shop lights and maintenance shed lights were changed to conform with covenant requirements. Shed clean-up is underway.
- There is concern about drainage from the area on the slope above the lower water tower, through the adjacent lot and/or fairways. An 8" drain pipe near the lower water tower is plugged, and could overflow during heavy rains or a heavy spring melt. Temporarily, water will be diverted uphill to the ditch, then down the 8th fairway. An attempt will be made to unplug the drain, and to redirect the water down the 8th fairway to the adjacent pond. Gary has discussed the required trench with Randy, who approved it from the golf course's perspective. Flow from the properties further downhill also needs to be directed to the pond between fairways 1 and 9. Gary will try to complete this work this fall.
- The burn pile between fairways 3 and 4 was lit this week. It is attended burning.
- Irrigation shutdown will be the week of Oct 24th. Home systems must be run until they are blown out. Homeowners can handle their own irrigation systems, or they can call CAST to take care of it.

Kathryn DeMeritt joined the meeting electronically.

- A map of proposed cross-country trails in Kahler Glen must be drawn up and approved within 30 days.
- Gary is working on fixing a hydraulic leak in our groomer.
- We need to communicate with the state park regarding grooming prep and startup.
- Bill reported on the contributions toward more complete grooming and toward ice-skating. \$1650 has been collected for grooming; we need \$1400 more to be able to pay for a full groom and a long season. \$575 has been collected for the winter recreation fund; we need \$600 more to cover the season's expenses. Bill suggested a final campaign to raise the funds.
- Dwight said that the state needs to know our budget and that we cannot pay beyond budgeted expenditures.
- Gary said that the trails need to be decided as they will have to be packed. That information is needed by Dec 1. Trails cannot be packed later in the season if the financial situation and/or the snow becomes more favorable.
- The state prefers a perimeter groom as the trails and the parking lots are more easily connected that way. It was suggested that the basic trails be groomed over the Christmas/New Year's holiday season, and that if additional grooming was needed, additional funds could be raised. Several people affirmed that we don't want to be in the grooming business, but that the community needs to be informed that last year's grooming was beyond the basic plan and is not what is intended this year, unless more financing is donated.
- Bill will talk with Pete Mueller about recommending someone to work on the initial snowshoe paths.
- Marking of septic covers, records of tank tests and maintenance is proceeding. Results will be published to homeowners.

Treasurer's Report by Dwight Miller

Our financial condition is good. September fell this year so that it contained two payrolls, so that distorted our figures somewhat. Next month should recover that anomaly.

We have had \$325,000 income year to date; we budgeted \$338,000. We have had \$238,000 expenditures year to date, so we are in positive territory.

Our water account is kept separately and has a \$226,000 current balance.

We have settled approximately \$16,000 in past due accounts and that amount should show up in the October reports.

The audit is under way. The question arose, do we have a way to write off bad debts. We do not, so we can anticipate that recommendation in the final report.

Mary pointed out that many of those debts were incurred before 2014.

In response to a question asked of the auditor, there are no exemptions for the five properties on the front nine.

Mary said that we need to request a reappraisal. There were no objections. Gary will write a note to request reappraisal of four of the lots.

Dwight has filed a lien on a property with delinquent dues.

There was a discussion of property which was abandoned and then foreclosed. The location of the owner is now known. Dwight moved that Michelle Green be instructed to pursue this property owner for debts owed before the foreclosure. Paula seconded. The motion passed unanimously.

Dwight suggested that we should get a re-quote on our insurance based on a higher deductibility. The current deductible is \$1000. Mary asked if there were any objections. There were no objections.

Communication Report, cont.

Mary informed Kathryn of the note to be sent to the homeowner regarding completion date of construction.

Mary received communication from Paul DeWeiss, who needs to be taken off the old website account. Esther should pay the account off.

Discussion occurred regarding four lots which notably are being neglected by their owners. It was agreed that the community needs to take action, but it was pointed out that we are very close to snow time. It was suggested that the notices be sent out in the spring, before weeds begin to thrive. There was no objection.

Community Forum:

Bill Miller reported on the brush-cutting on Nason Ridge in preparation for ski season. He has updated Rick the Ranger and Rollie Schmitt regarding the washout on the forest service road.

We are awaiting the second bid in order to complete our Firewise grant application.

Mary commented that we are working on getting cameras placed at the garbage/recycling dumpsters. This involves some tree trimming or cutting to enable the tower telemetry. Gary said that the tree cutting expenses may be offset by revenue from selling the trees. Paula suggested that the trees be marked in some notable way so that people could know what trees are being referred to.

Executive Session: The board went into executive session at 11:01 a.m. to share legal advice with members who had been unable to attend the session with counsel. The Board reconvened in public session at 11:32 a.m. No action was taken during executive session.

The next Board meeting will be 13 November 2016 at 9 a.m. in the Conference Center.

Respectfully submitted,

Nancy M. Miller

Secretary, Kahler Glen Community Association Board