

Kahler Glen Community Association
11 Sept 2016 9 a.m. KG Athletic Club

Members of the Board present: Mary Long, Dwight Miller, Paula Robinson, Brook Fritz, Nancy Miller, John Christianson, Kathryn DeMeritt

Also present: Gary Marks, manager

Community members present: John Greiner, Mary Gallagher, Mark DeMeritt, Bill Miller

President Mary Long called the meeting to order at 9:02 at the Athletic Club, as the Event Center could not be opened. She noted the presence of a quorum.

Mary Long asked if there were corrections to the minutes of last month's meeting. Hearing none, she ruled that the minutes were approved without objection.

Manager's Report by Gary Marks

1. There is a septic system check going on currently. Procedures and records are all being documented. Since there is no historic documentation, no comparisons with past checks are possible.
 - a. John Christianson commented that an appropriate schedule depends on the particular structures and the process in question.
 - b. John Greiner commented that when he was on the board the minimum was each tank once annually and the dosing tanks twice per year, and that there should be something in the operations and maintenance manual.
 - c. Gary M said that an operations and maintenance manual was being created as part of the ongoing check.
 - d. Septic check of Upper Miracle Mile has particularly difficult truck access; CA is coordinating with golf course to restrict irrigation temporarily to dry the course out to support the truck.
 - e. Gary M added that the pumping results will be recorded in an accessible data base and posted online.
2. The condo association patched a depression in the road by the small sports court.
3. There are constant irrigation leaks which the golf course and the CA need to address. They appear to be caused by excessive pressure. Pipes, joints and t-joints are leaking.
 - a. John C said that after the golf course closes we should meet with Randy Pelton concerning the irrigation system breaks and discuss options to reduce the amount. Possibilities include different pumping pressure, creation of new sprinkler zones, addition of new sprinkler heads. John C said our current documentation with the state identified a lower system operating pressure and we may need to decrease pressure in order to meet the standard stated in the documentation. Main focus is how can we reduce system breaks.
 - b. Gary M said that the excessive pressure is also affecting Natapoc.
4. Malaska's rock wall has been repaired.
5. There is a new construction site on the lot across from the 13th tee, beside the water tower. That lot is now owned by the Sullivan family.
6. We are still trying to locate the septic on the lot next to MacKay's so that building can continue. One is shown on the map in the SE corner of the lot, but it has not yet been located.
7. Gary said he will be seeking authorization for stump grinding at the rate of \$35 per stump. There are about 50 stumps needing attention. The cost will be split between the Community Association, the homeowner, and the Condo Association. Gary will check with the golf course management about reserve funds that may remain from the tree cutting revenue.

Communications Report by Kathryn DeMeritt

1. Kathryn DeMeritt inquired whether the claim by Frontier that one of its pedestals had been damaged by snow plowing had been responded to or paid. No-one remembered receiving the claim, so she will forward it again.
2. Mary Long said that she had received inquiries asking the Community Association to recommend contractors to owners. She said we should have such a list on our website. She recommended getting the list that is posted by Plain Hardware and published in their newsletter, and using it.
3. Kathryn has received inquiries about who the delinquent owners are, and how much is owed. Dwight M will cover that.
4. There were inquiries about water taste quality from Well #5.
 - a. There will be a tasting party Thurs., 15 Sept at 9 a.m. at the Event Center.
5. Kathryn received inquiries about the equipment purchased and its cost.

Gary answered: we have purchased the following:

1. John Deere 310SL HL Backhoe Loader. Includes John Deere Preventative Maintenance and Extended Warranty -- 1500 hours. Price \$127,200 + tax – 72-month payment plan
2. John Deere 332G Skid Steer. Includes attachments: Street Sweeper, Pipeline Trencher, Pallet Forks, Snow Blower, and tire chains. Price \$102,685 +tax – 60-month payment plan
3. John Deere 4WD Gator TX. Includes Lights, Roll Bar, Enclosed Cab, Cargo Box with Hydraulic Dump, and Trailer Hitch. Price \$10,525 + tax. 60 month payment plan.
4. John Deere Commercial Zero-Turn Lawn Mower Z930R. Includes Roll Bar and Bushel Dump System. Price \$10,200 + tax. 60 month payment plan.
5. John Deere Commercial Walk-Behind Mower WH36A. Price \$6400 + tax. 60 month payment plan.

Gary added that the purchases were necessary because

1. We must take measures to prevent the existence of a single point of failure, that is, a part of a system that, if it fails, stops the whole system since there is no alternative. Specifically, the pickup had major mechanical problems and its snowplow was ineffective.
2. There are no longer parts available for the oldest machinery.
3. Maintenance costs will be reduced, as the equipment is new and warrantied
4. There will be reduced operations costs as the new equipment is more fuel efficient.
5. The new equipment is better suited to our parking lots than the old equipment.
6. A new snowplowing method (blowing) has been adopted that will be more efficient and less damaging to the road and adjacent structures, resulting in an overall cost saving and improved customer service.
7. Reduced demand on the CAT IT 28F loader will lengthen its service life.
8. John Deere loader/backhoe and John Deere skid steer trencher provide multi-use capabilities and provide more functional maintenance and repair capabilities to our “in house” staff. Work can be performed more efficiently and safely. Both units are excellent choices for work installing or repairing buried utilities and other critical pieces of infrastructure, ditches, and roadways. Owning them makes rentals unnecessary.
9. John Deere loader/backhoe and John Deere skid steer trencher are equipment of choice for water pipe and electrical pipe maintenance; owning them will make rentals unnecessary
10. We have street sweeping capacity that we did not have previously.
11. We need a large commercial mower for the large common areas.

Gary added that we are running out of space in the equipment shed and that ‘dead’ equipment will be discarded. He will contact Randy Pelton about the name of a metal scrapper.

- a. Discussion focused on whether to contact the managing companies. Mary L said that we should deal with the homeowners only and directly.
 - b. Dwight pointed out that the owners of another home about which a complaint for overage was received had agreed to comply, explained the situation, and apologized.
 - c. Paula pointed out that while the explanation was based on bedrooms, that it states a clear number of renters that can be allowed. $(2 \text{ per legit bedroom} \times 3 \text{ legit bedrooms}) + 2 = 8$. Eight is the maximum number of renters per unit. Paula suggested that a reminder be sent to those renting their properties concerning these restrictions.
 - d. John G said that he was the architect of one of the properties in question, so knew it was designed with three bedrooms, and on the Architectural Committee at that time, and that no bedroom limit exceptions had been allowed.
 - e. Nancy moved that the Board express its support for the letter which was sent and imposed a fine on the property owners in question. Paula seconded. Motion passed unanimously.
12. Shari Bennett asked that the new equipment costs, approvals, uses, and rationales be explained, and asked whether the community should take part in such large decisions. Mary L answered regarding the equipment, and pointed out that by approving the budget, these expenditures had been approved by the community.
- a. Shari asked where the money was coming from. Gary M explained the factory financing, and pointed out that there was a 5-yr plan from the maintenance portion of the budget set up for this sort of situation. Shari asked further about the budget. Gary M pointed out the item under equipment, and Mary L pointed out the line item on the first page involving equipment maintenance and supplies, and added that this is a per-year expenditure.
 - b. John Greiner said that he could see the items. Shari suggested that the equipment purchases should have been discussed at the last annual meeting, and that the work be hired out as the equipment was too expensive. Dwight said that these expenditures were part of the whole water discussion, and that study seemed to show that owning the equipment rather than continuous rentals would be more fiscally prudent for the community over time.
 - c. Shari said that she assumed that there would be further discussion regarding spending \$3 million over 20 years. Board members expressed some confusion. Dwight said that nothing like that had been proposed, and that possibly she was thinking of the reserve study.
 - d. Shari said that she thought that the community association manager should handle purchase of water meters and oversee installation.

Water Meter Report by John Christianson

1. John reported that the process of meter installation approved by the Board was being followed. The current plan is for one meter per connection to a condo building or group of condos if served by a single point of connection.
2. John moved that the Board approve the recommended water metering solution of requiring the installation of the selected and approved Master Meters 3GDS wireless water meters at all regulatory required metering points by January 10, 2017. Meter installations are to be accomplished by each respective homeowner or Condo Association. The Community Association will procure the meters to be used at a discount rate for volume, there will be a \$50.00 service charge for each meter, and the Community Association will bill the homeowners for the meter. Kathryn seconded John's motion.
 - a. John explained that he did not recommend that the Community Association do all the installations, as the situations in each home are unique and various. He thought that the CA could do the condos, if convenient and requested. He will meet with John Greiner and investigate the situation at Forest View (duplexes).

- b. Mary suggested that the Community Association also recommend plumbers. Gary will assemble a list, along with price estimates for the work. John C pointed out that those hiring out to get the work done would need to notify the Community Association upon completion. Gary pointed out that Lisa Hansen is licensed and bonded to act as an owner's representative, should an owner be unable to be present and want to hire such service.
- c. Gary said that the meters could be available for pickup at the Conference Center as quickly as next Friday, if needed.

Motion passed unanimously.

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.

Water Report by John Christianson

Well #5 Connection Project

1. John announced the Project Design Kick-off Meeting scheduled for Thursday September 15th at 9:00 AM in the Event Center, with John Torrence our Project & Design Engineer. The intent of the meeting is to identify potential Well #5 connection options as well as any known potential obstructions, buried utilities and/or other project thoughts/concerns.
2. Water Samples are being taken today at Well #5 for water quality/bacteria testing. This action was taken based on a recommendation to have Well #5 drinking water samples" available at the 15 September meeting for "taste" testing. Taste concerns are based on statements made by Glen Week in previous community meetings that Well #5 has "bad tasting water".

Water Rights: Municipal Conformance Request has been submitted to DOE for approval. There are no additional updates at this time.

Treasurer's Report by Dwight Miller

1. Dwight reported that our bank total balance as of 31 July 2016 was 293,709.46, and as of 31 August 2016 was \$307,189.55.
2. Dwight pointed out that our actual income in August was \$47,493 while we had budgeted \$43,303. Our actual expenses were \$36,880, while we had budgeted \$62,505. Our actual income May-August 2016 was 293,696 while our YTD budget was \$295,535. Our expenses for the same period were \$159,354 and the YTD budget was \$265,023.

In summary,

- Total cash and reserves increased from \$293,709 to \$307,189.
- Total income of \$293,696 YTD just under plan of \$295,535.
- Total expenses of \$159,354 YTD under plan of \$265,023.
- Water rights 2015/16 net income balance \$232,704.
- 10 unpaid assessments
- No current status on pending legal actions.

Firewise Report by Mary Long and Bill Miller

1. Mary reported that the expected budget amount had not come through from Firewise, but that there will be an autumn chipping event. Bill said that we have to estimate our chipping needs by 16 September registration, then have the paperwork in by 3 October 2016. There will be a confirmatory drive-through before the actual arrival of the chipper, and that orderly piles only will be accepted for chipping.

2. In preparation for applying for a grant to pay for increased fuel reduction in our community, Bill reported on a drive through with Patrick Haggerty of Firewise and Connor Craig, a logging contractor. They suggested thinning standing trees and creating defensible fire lines above Upper Miracle Mile. Bill passed around a map with the areas marked.
 - a. Patrick will help with the application. Two bids will be needed.
 - b. The community will have to pay half, which can be 'earned' through community work preparing, thinning and chipping.
 - c. Concern was expressed that there is not a second exit from Kahler Glen, and Nason Ridge Road was suggested as a possible emergency evacuation route. Currently it is not in suitable condition for vehicles to be evacuated by that route.
 - d. Dwight Miller pointed out that we needed to know possible budget impact on the community before committing to this project. John C agreed. Kathryn said that she hoped the project could be revenue neutral. Dwight expressed concern that we plan a year forward and stay within the 5-yr plan, while renewing the 5-yr plan at each annual meeting.
 - e. John C moved that we move forward on the grant application and get bids, then decide whether to commit. Mary seconded. Motion passed unanimously.

Miscellaneous:

Nancy asked to record the thanks of the Board for the work put in by the volunteer crew which repaired the fallen Kahler Glen sign at the "Y". The resurrected sign looks very nice and we appreciate the labor put into making it that way.

Community Forum:

John Bennett, by telephone, appreciated Board efforts to control light pollution in Kahler Glen. He suggested that the covenants be updated with regard to lighting by using lumens rather than watts, as most modern lighting is described that way. Mary said that this update could be a housekeeping measure at the annual meeting.

John Bennett informed the Board that Barbara Weeks died a few weeks ago. She had fought cancer for many years. Shari said that she will send a copy of the obituary to Kathryn.

John Greiner asked where to dump green yard waste. Gary said that there is a dump for grass clippings between fairways 3 and 4. John G suggested that 'browns' be collected and that someone create a compost pile that is not smelly.

Mark DeMeritt said that the golf course is still dumping its clippings off Upper Pelton Place.

Bill said he will try to get information from Firewise on how they will manage the chips produced by the chipping event.

John Greiner asked about the Board's practice of not naming properties in foreclosure, suggesting that some residents wanted that information in order to take part in a property sale.

Dwight answered that we strictly were advised to not name properties in delinquency. The Board is not responsible for supplying information. At foreclosure, the attorney will inform the lien holder. Court proceedings and outcomes are public information.

Paula explained the procedures from a bank's point of reference. Early proceedings are not public, nor are we kept abreast of such situations. Contact a realtor to find out when property comes on the market.

John said that his attorney advised differently on these matters. Dwight said that we had asked our attorney specifically, and that we would follow her advice.

Nancy took offense at use of vocabulary that implied wrong-doing on the part of the Board.

John Greiner questioned the Board's use of executive sessions. Board members explained that executive sessions were used for discussing personnel matters, for receiving advice from the association's attorney, and that any decisions taken in executive session must be affirmed by a motion and a vote in public session following the end of the executive session.

John Greiner asked Gary Marks his long-term vision for Kahler Glen. Gary explained his plans for 'becoming a resort.' John said that his wife wants to know what will happen to the maintenance yard as she finds it unattractive. Gary explained that there might be property sales at some time separate from a 'larger vision' about Kahler Glen, but that septic issues involving several of the lots currently prevented movement on sales.

Mary announced that the next Kahler Glen Community Association Board meeting will be at 9 a.m. on 16 October 2016 at the Event Center. On 17 October 2016, representatives of the golf course board and the CA board will meet at 1 p.m. in the restaurant to share concerns.

Nancy moved that the meeting be adjourned. Paula seconded. The motion passed unanimously at 12:07 p.m.

Sincerely,
Nancy M. Miller
Secretary, Kahler Glen Community Association Board