

**Kahler Glen Community Association**  
**Board Meeting Minutes**  
**8 May 2016 – 9 a.m. KG Conference Center**

The meeting was called to order by President Mary Long at 9:04 a.m. in the KG conference center.

Thanks to Mary Gallagher and John Christianson for clearing the garbage and airing the premises out prior to the meeting.

Present were board members Mary Long, Dwight Miller, Paula Robinson, Kathryn DeMeritt, John Christianson and Nancy Miller. Also present was Gary Marks, manager.

Also present were community members Bill Miller, Dan Forbes, and Mary Gallagher.

Mary noted the presence of a quorum.

Because some board members would need to leave the meeting early, Mary called for the water report first.

**Water System:**

John Christianson reported that he met with representatives of Aspect Consulting and Torrance Engineering. Outstanding invoices have been settled and our efforts to secure our water rights have resumed. We have a letter on file with the Department of Ecology asking for a judgment of conformance of our whole water system; Aspect will contact the Dept of Ecology to re-activate the process.

- John reports that our priorities are i) securing the water rights, and ii) connecting well #5 to the water system, which is a critical part of securing the water rights. We are also planning to meet the requirement to actually meter all points of withdrawal of water, including infiltration galleries, wells, and the creek. John stated that achieving municipal conformance was a priority, and one of our tasks is to quantify our water use for proof of appropriation requirements.
- Dwight asked about the cost of the meters. Gary M answered that the meters were on order with our supplier, and that the cost was already part of the water systems budget.
- John stated that since municipal conformance was our highest priority, we need to quantify our water use for proof of appropriation. John said that Aspect is trying to schedule a meeting with the Dept of Ecology for mid-May, and that we will need all documentation of appropriation for beneficial use.
- John and Gary stated that they would coordinate scheduling CAST to install the meters. Scheduling will occur through the work order system already in place and will bill the water system specifically. Gary said that one FTE (full time equivalent) CAST member is dedicated to the water project and that the time sheets designate which project each CAST member is working on.

**Community Maintenance:**

- John Christianson noted the presence of several lots which have become dandelion nurseries. Gary said he will address the issue at the annual meeting.

- John Christianson expressed concern about the wood piled for chipping. Several piles appear to be inaccessible from the road. Mary said that we need releases from every homeowner who has stacks on their land; two backyard stacks will have to be moved. Bill Miller pointed out that in completing Firewise paperwork, a homeowner should specify the percent of property that has been worked, ie., 10% or 30%, as whatever property is specified is disqualified for 10 years and if the whole property is specified and only part of the work is complete, access to the Firewise program for the rest of the property is lost. Dan Forbes asked how homeowners should notify the CA. Mary said she would send an e-mail to the community and Kathryn said that she will include a request to contact the board re chipping in her newsletter this month.
- Kathryn will also include a proxy reminder in the newsletter.

#### Water, cont.

- John C noted that Dept of Ecology strongly recommended that we get the other well on-line and pumping.
- Mary said that Torrance Engineering will attend the annual meeting to be introduced and explain their role. We will pay for this attendance. Questions for Torrance should be directed through Gary Marks and/or John Christianson.
- John C will make a 10 minute report on the water system to the annual meeting.

#### Treasurer's Report:

Dwight said there is no updated report. We have received approximately \$54,000 revenue from the assessment voted in April. All past due bills have been paid. We are current with Torrance and Aspect.

- It was moved by Dwight that he be authorized to pay the \$5000 advance to Michelle Green for her to work on lien and foreclosure issues resulting from delinquency. Paula seconded. Dwight said that the attorney will examine all records against the property or properties and recommend the most effective course of action (foreclosure or small claims/collection). Motion passed unanimously.
- Kathryn said that notice should be given to the property owners. Dwight said that notice was given on 1 March 2016, and that it was legal notice printed in red ink.
- Mary Gallagher encouraged the board to take a strong stand, and Mary Long replied that she had heard the same from other homeowners at the special meeting.
- Dwight explained the current standing of each of the delinquent properties.
- Dwight reported that we have been trying to settle the issue with the tenant over non-payment of electrical charges. No progress has been made.
- Dwight told the tenant that the labor overcharge on the practice green will not be paid, and that a reasonable labor charge will be paid. Dwight sent a letter to the tenant explaining our view and stating that CA equipment being used by the tenant is not free and will be rented to the tenant at the rate common in the surrounding area for such rentals.
- Discussion on the bill for upkeep of the practice green in terms of the size of the area in question, number of hours required to do the work, and the rate being charged given the bill we got for this work from the LLC. . Dwight said that these charges are unreasonable and that he has told the tenant that we are all in this together and neither organization is in a position to do other than what is prudent and reasonable if we are to continue. Mary Long stated that we need a meeting with the tenant's board on this issue. Nancy Miller moved that the Kahler Glen Community Association Board state its solid support for Dwight's letter to the tenant on this issue. Paula seconded. Motion passed unanimously.

Dan described the current situation in the realignment and reformation of organizational relations as “forming, storming, norming”, with us in the difficult transitional stage. Several members expressed their assent.

Dwight anticipates that one more month of revenue collection and attention to bills will bring us into alignment with our budget.

At the annual meeting, Dwight will present the budget in year-end format for distribution. This is the budget already discussed and approved at the 9 April special meeting.

Mary said that Bill Miller will present “Cadillac” and “VW” versions of cross-country grooming to the annual meeting for discussion and decision. Gary Marks said that any resulting donations would also be shared with the ice rink and the snow-shoe trails. Dwight said that had grooming not been curtailed last year, the cost would have been about \$15,000. Mary hoped that \$7500 could be raised.

Old Business:

Manager’s Report:

- Gary Marks is looking into purchasing four mosquito traps to supplement current mosquito control; he anticipates the cost to be under \$5000. Conversation continued on various mosquito control techniques (traps, irrigation injection, spraying, pond aeration, patrol officer a la Leavenworth, control district). Gary Marks will check into the cost of helicopter spraying as used at Fish Lake. Mary asked for a report at the next meeting.
- Yard debris is not to be deposited on the upper road or at the tight turn, both adjacent to #15. A new bin for yard waste is being installed in the treed area between #s 9, 3, and 4. Totes can also be ordered from CAST and delivered to and removed from a residence. This will be done at cost. There is, as yet, no place for woody waste or weeds. Several people discussed acquiring a chipper of our own. Mary said we would discuss that when the budget would allow.
- Gary said that the area off Pelton Place will be gated off and signage will be placed there.
- Gary reported that the p&s for the Hatfield-Shaw lot is done, with no obvious issues. Board member attention is needed. Paula volunteered.
- Gary said that street-sweeping is scheduled for next week.
- Gary said that equipment purchase is being researched re a skid-steer with appropriate attachments. A light-weight truck, preferably with a dump body, is also needed.
- Gary said that irrigation and/or landscaping for the Natapoc mound, the tennis court area, and the old playground area is under way.
- Gary is working with Dan to create an interactive data base for resident services.
- A contractor is coming in to assess need and cost for sidewalk replacement.
- Ted LaVigne has agreed on behalf of the Condo Asstn to split the profit from new rental garages built on the former playground area with the CA. There is ambiguity concerning land ownership near the building site. Paula will look at the situation and determine who owns the land under and adjacent to the garages. Gary remarked that a contractor would have to be hired to do the construction; Kathryn said that there were people willing to provide the capital.
- Gary requested that the CA get a business credit card. He will no longer use his personal card. Application will be made at GESA.

Discussion followed concerning turning off residential water for delinquent homeowners. Mary described her experience at Alta Lake, where that was a remedy. This matter will be taken up when the water rights have been secured.

Bill Miller described the housekeeping vote regularly taken at the AC annual meeting to confirm the actions of the Board, and recommended that the CA institute/continue such a practice. Dwight Miller agreed, as it is a common closeout motion of each year for many organizations.

Mary Long explained the concerns over tenant renting the conference center in its current condition. Issues of construction conformance, liability, handicapped access, etc were raised. Gary commented that the law requires access to the emergency showers for workers, even if the property were to be in use by others. Dwight pointed out that the tenant shares electricity costs for only 4 months of the year, and that the facility is specifically called out as for the joint use of the work crews. As Mary had presented seemingly adequate and attractive alternatives (restaurant, AC), Dwight asked for specifics from the tenant concerning their concern about impact of using an alternate site. Tenant has not responded. Mary expressed concern about safety in the absence of railings, etc. Paula expressed concern that this building was not a positive presentation of Kahler Glen to the outside community.

In response to Dwight, Gary answered that billing for water will begin when the meters are in. Mid-summer is anticipated.

Gary reported no change on the snowblowers.

Gary reported issues with the pump in #1 pump house.

Communications:

Kathryn reported that several of the communications have been resolved in the earlier part of the meeting. Other issues raised by communication are:

- Clearing of pine needle from the valleys in the roof of the conference center and of the clubhouse as these are flammable
- Yard waste, especially woody items
- Avalanche lot cleanup
  - Gary said this is on schedule and will be done with Upper Pelton road cleanup.
- Rock wall damage on Malaska property
  - Gary said this is not yet done.
- Damage across #17 and #18 from digging
  - Gary said this is done and reseeded.

Mary Long reported a complaint that plants in front of the clubhouse need watering.

Nancy Miller reported that a volunteer for the Architecture Committee had not received a response. Dwight said that the volunteer had been accepted and should have been communicated with. Nancy will take care of the communication.

Paula said that the builders' packet needs to be updated. There was discussion of the parameters of home construction in KG. As years have gone by, the specifics and reason for these parameters are not familiar to new residents. There is a limit of three bedrooms in Kahler Glen because the number of residents in a home impacts the required capacity of the septic system. The system was sold as

constructed to accommodate full buildout and must accommodate maximum occupancy. Newcomers also need to submit landscaping plans to the Architecture Committee.

It was suggested that Firewise information be included in the Welcome packet.

Minutes:

Nancy moved that the Board minutes of 10 April be approved as amended to reflect the correct date. Paula seconded. Motion passed unanimously.

Kathryn moved to approve the minutes of the 9 April special meeting as presented. Nancy seconded. Motion passed unanimously.

Mary reported that the Costco payroll system doesn't suit our needs and she is still looking.

Public forum:

Bill Miller suggested that the annual meeting discuss the level of amenities. The survey that highlighted that the winter sports were as important to residents as the summer sports was taken 4 or 5 years ago and the data may no longer be accurate. Payment of next winter's cross-country grooming was discussed. Dwight said that the \$10,000 bill to the park was paid on the timeline requested by the park, and that \$7500 is included in the budget for cross-country/winter recreation for the upcoming fiscal year.

Mary Gallagher made suggestions concerning use of CAST.

Paula suggested that the buffet on the day of the annual meeting be promoted via the newsletter, but Gary said that he preferred to take care of all marketing and promotion himself.

Mary L requested that the board meet at 12:15 p.m. on 21 May to meet with the bankers before the annual meeting convenes at 1 p.m.

Paula moved that the meeting be adjourned. Several people seconded. Motion passed unanimously at 11:16 a.m.

The next meeting will be on 12 June 2016 at 9 a.m. in the conference center.

Nancy Miller  
KGA Board Secretary