

Kahler Glen Community Association Board Meeting
9 April 2017 9 a.m. KG Athletic Club

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

Also present: Gary Marks, manager

Community members: Mark DeMeritt, Bill Miller

Mary noted the presence of a quorum and opened the meeting at 9:00 a.m.

Communications Report by Kathryn DeMeritt

Kathryn received communications for KGCA on several topics last month:

miscellaneous:

- Communications from two community members interested in running for KGCA Board
- Offer from Marcus' to donate \$500 to Firewise grant match
- Information submitted from past board president
- Question about road restrictions and hauling trees
- Suggestion from Julie to send out an Architectural Control Committee communication with reminders and create a gmail address for the group. Topics: house color changes, landscaping requirements, netting, lights, truck weight limit, CCRs. (Email address done)
- Complaint about winter signs not being visible enough (plus need to add snowboarding to list of restricted activities on our ski trails)
- Request for stop sign at the corner of lower Miracle Mile at Natapoc as it comes into the road by the restaurant

rentals:

- Communications from three community members asking for clarification on rental changes the Board is considering (the Board is taking comments with no actions being considered)
- Suggestion to charge per-rental fee to homeowners who rent to support our infrastructure
- Complaint about [a particular homeowner]'s renters and concern about there being 3 rental homes on Pelton Place, plus the possibility that the home now for sale will also become a rental
- Response from homeowner re: notice about viewed renter overage (wanted dates)

golf course

- Complaint from golf course manager about invoice from KGCA
- Followup communications re: golf course manager request to remove some trees

It was suggested that springtime covenant reminders be sent to owners. There was no objection.

Paula reported on the inspection she and John Christianson made in response to Randy's request to cut a number of trees between the 10th and the 13th fairways, and below 14 and the edge of 13. Discussion followed. Discussion included requesting a long-term cutting plan and a replanting plan related to this request; offering a limb-up instead, and suggestion that the underbrush be cleared. Kathryn will write an official reply.

Manager's Report by Gary Marks

- Gary reported that the CPA audit is in suspense because of the tax season. Nathan will resume as soon as taxes are filed, and wrap-up is expected shortly.
- Our insurance audit has been completed. Paula and Dwight delivered the CCRs to the escrow company.
- Dwight moved that Mary Long be authorized to sign the closing documents on Lot #11 on the behalf of KGCA. Several voices seconded. Motion passed unanimously.
- Gary has contacted GESA re the sale. There is a new person on our account. Request made for how-to on employee credit cards, petty cash fund management.
- Gary is working with the Dept of Health to put together an as-built septic map.
- Mary asked if the t-sheet system is set up. Gary said he is aligning the budget with QuickBooks and the project will be completed before the annual meeting.

Water Report by John Christianson

- John reports that he has received the draft documents and gone through them with Karl in detail. There will be additional reporting requirements. Carl Einberger of Aspect Engineering suggests that we relinquish all three of the lesser used or unused and undeveloped permits. John explained that it will simplify our reporting requirements and we have sufficient supply without these. We also need to change the permits so that we are authorized to put the water to any use; this will help us cope with drought periods.
- John moved that the Board authorize Carl to proceed with the Dept of Ecology plan based on the change order signed by Mary Long which describes the scope of the work. Carl will write an explanation to this board. Paula seconded. Motion passed without objection.

Treasurer's Report. Dwight reported that there is no Treasurer's Report this month.

Firewise and Trails Report:

- Bill Miller stated that Bob Taylor can't carry out the approved thinning project until the snow is gone.
- Notice for the chipping project was sent out at the beginning of March and replies were to be sent to the Cascade Conservation District, who will schedule and monitor the project.
- Bill asked for volunteers from the community for the less demanding tasks in preparation for chipping. These volunteer hours will decrease some costs to the community. Bob Taylor's crew will be doing the slopes requiring professional attention. May 6th and 20th, 10-noon, will be the times to work in preparation for chipping. Bring gloves, small chain saws and clippers if you have them.
- We have received "Firewise" posters for use in the community.

- Bill has a call in to Ranger Rick with regard to the amount spent on winter trails this year. Our expenses are likely to be the same as last year, with the exception of possible rental of a snowmobile to pack the snow-shoeing paths. The county road grading crew has been cooperative this year, protecting the cross-overs from sand spray by slowing down.
- Kathryn said she was willing to work on new signs and a sign plan.
- Mary said that we need to increase our communication with renters and with the rental landlords concerning use/protection of the winter trails system re dogs, walkers, etc.
- Dwight said that the winter rec team should debrief concerning the winter during the summer.
- Mary Long suggested development of a guest packet.
- Paula said that property managers also need to receive a guest packet so that the information that they supply will be accurate.

Kathryn asked that the topic of the avalanche lot be added to the agenda, concerning especially the foundation removal.

Kathryn asked about document storage on our website.

Mary Long will ask for a volunteer webmaster at the annual meeting.

Kathryn, Nancy, and John expressed a need to store CA materials. Gary said that there is storage space in the office in the Maintenance Bldg.

John Christianson reported that he had investigated the drainage complaints on Upper Miracle Mile. He has photographed the areas in question. John has suggested that one of the homeowners get together with himself and Gary for further planning.

Dwight said that there should be a conversation with the community concerning snow storage, both for current owners and for those currently buying or building. He suggested specifically that they be reminded to review both their building and landscaping plans to accommodate the snow storage that is required of lots during the winter. Setback for snow storage is part of the covenants.

John has inspected the water tower re the current high runoff from the adjacent lot and sees no visible erosion.

Nancy said that we need a new homeowner packet. Kathryn said that she has drafted a how-to document to pass on to subsequent boards.

Dwight said that the budget will be ready to go out 1 May. Mary is keeping a list of accomplishments to be reported at the annual meeting.

Board was reminded of the mediation, 20 April 2017 at 8:30 in Wenatchee. Mary will send a list of those participating to the mediator.

Dwight moved to authorize Mary Long, Dwight Miller, Paula Robinson, John Christianson, and Nancy Miller to attend the mediation and make binding decisions on behalf of KGCA. Paula seconded. Motion passed unanimously. All board members signed the related document circulated by Mary.

Gary and Dwight will prepare a budget draft review. We are in an improved financial position. Gary and Dwight will meet with GESA before the annual meeting.

Kathryn explained our communications process before the annual meeting is mainly email, although there is at least one member who gets paper copies. May 1 packet will include a proxy form, a budget and draft P&L statement.

Bill commented that the May meeting is the last one to comment on the budget, and that the budget is presented to the annual meeting.

Dwight and Gary discussed equipment. Several pieces will be for sale, likely through an auction site or Craigslist. As we proceed, Dwight said that we need to continually ask ourselves, "Do we have the right equipment for the next 20 years?"

Dwight also said that we need to create a pond plan. John Christianson said that the ponds should be prioritized by leakage, and that this pond plan would become part of a conservation plan.

Gary Marks said that he had sent the Small System Water Plan to Michelle, plus a cover letter and two amendments. He mentioned requirements of the Dept of Ecology and the Dept of Health re permits and the applications for proof of appropriation.

Our next meeting will be on 21 May 2017 at 9 a.m. in the Athletic Club meeting room.

Paula moved that the meeting be adjourned. John seconded. Motion passed unanimously. Meeting was adjourned at 12:04 p.m.

Respectfully submitted

Nancy M. Miller

Secretary, Kahler Glen Community Board