

Kahler Glen Community Association Board Meeting

21 May 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: Moana Hopkins, Bill Miller

Prior to the opening of the meeting, Paula Robinson stated that this was the last meeting for this board, and she provided strawberry and apple cider and banana bread and toasted the hard work and good effort of the Board during the past years, and asked the departing board members to please stay connected and engaged. All joined in the toast.

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

In connection with the lot sale, Nancy explained the requirement that KGCA give a copy of Board minutes to their files authorizing a board member to sign on behalf of KGCA. That was done, but the closing date has been extended and Mary will no longer be on the board at that time. Dwight moved to amend the 9 April 2017 minutes by replacing the name of Mary Long with the name of Paula Robinson as the person authorized to sign. John seconded. Motion passed unanimously and minutes were adopted as amended.

Affirmation of Board Action: Following the failure of the golf course to ratify the Material Agreement reached during the mediation session on April 20, on May 2 the five board members authorized to deal with the mediation in this matter met with our attorney, and agreed unanimously that the suit should be filed in order to meet our fiduciary responsibility by continuing in our effort to collect disputed accounts, and in order to preserve the options of the coming new board.

Communications Report by Kathryn DeMeritt

Kathryn received communications for KGCA on several topics last month:

- * Board bios submitted
- * Street sweeping (Gary says will be done this week)
- * Question about KGCA Board filing litigation papers to LLC (Mary responded)
- * Question about timing of removal of homeowner trees cut down on Pelton Place (response: waiting on county road restrictions to be lifted)
- * Request for update on the avalanche lot and plans to either cover in dirt and restore back to natural state or plans of concrete removal (responded that Board plans to have our attorney contact the lot owners)
- * Request that all property owners could please be informed when CAST activities occur which affect most property owners (example provided was turning on of irrigation system)
- * Request for names of people running for Board
- * Open burn comment (this burn was approved by Gary)
- * Request for resort info for possible wedding here (forwarded to golf course staff)

- * Request to install golf ball nets (approved by Arch Comm)
- * Communications re: water issue at Sullivan property (owner says system will be done this summer)
- * Useful links about Firewise that could be provided on our website (good idea; can't get into website)
- * What are the responsibilities of the board, when do they meet, etc. (Board info good to add to website)

Manager's Report by Gary Marks

- Gary has been working with the Cashmere bank on reconciling the accounts. Several accounts are seriously in arrears and may constitute write-offs.
- The audit is almost done. There is a need to restrain cost, and any subsequent audit can start with this foundation and be less of a challenge. Mary added that while she has requested a statement for the annual meeting, the entire audit will not be completed until fall. Nancy asked if the scope could be limited in some non-vital way. Mary said that that was already done, and that the policies, procedures and accounting portion of the audit was the vital part, and was almost done. Dwight said that he has this topic in his report.
- Gary reported re the equipment that the maintenance company is willing to sell the items, the Cat loader and the Cat excavator. Estimated price is \$40-50,000. They charge a 10% fee and will advertise. Proceeds will be used to pay for the attachments for the remaining equipment.
- Maintenance:
 - Pond #10 pump is repaired. The excavation gallery pump is next.
 - The irrigation pumps will be in Nason Creek next week.
 - Gas company representative will be at the clubhouse on Wednesday.
 - Heat pump repair begins next week.
- Services:
 - CAST is finalizing a new agreement with the AC.
 - Mosquito spraying has started.
 - Esther has ordered the training materials for the mosquito class, which will be taken by all employees.
 - Gary plans to hire temporary help, likely a teenager off from school, for the summer.
 - Broken lawnmower has not been returned from repair; it was under warranty.
 - Street sweeping will begin next week.
- John spoke of the need to do road repair in front of Natapoc. The safety cones themselves are in the middle of the street and unattractive.
- Nancy inquired about the dandelions that have taken over several of the yards. Mary asked Kathryn to put a dandelion notice in the next newsletter.

Water Systems Status Report by John Christianson

Water Rights:

Municipal Conformance Request – Our seven revised Dept. of Ecology permits/certificates allowing Kahler Glen to take and beneficially utilize both ground and surface waters are in the final stages of being formally “conformed” to Municipal Water Supply purposes. We have completed reviewing the draft documents and Aspect Engineering is in the process of negotiating our requested modifications with the Department of Ecology (DOE).

During our internal review of these seven DOE permits/certificates, it was determined that one of our DOE certificates (S4-29580C – Unnamed Stream) had not been used in years, is on Forest Service land, cannot be sold or leased, and since we don’t need this irrigation water supply when it is available we have approved the voluntary relinquishment of this supply source per DOE regulations.

Well #5 Connection Project:

Torrence Engineering to start the design effort as well as the necessary Dept. of Health “source well approval” process in order to connect Well #5 to our domestic water supply. John Christianson met with John Torrence “on site” Thursday 5/18 to review current site conditions and to identify any project changes or modifications. No changes noted and design confirmed for Miracle Mile connection in the roadway adjacent to Hole #18 Tee box.

SSWMP:

John recommended that the CA defer the rewriting of the plan. We already have one on file, and we can defer it until the entire plan is done and all is able to be updated. Our priority can instead be to get Well #4 on line and put to beneficial use.

No objection was heard and the motion was adopted by consensus.

John hopes that the permits will be issued by the June meeting.

Mary said that because of its location, we will need to lock up the meter for the Well #4 pump.

John agreed.

Gary announced that an anonymous donor has offered to buy the chemicals to treat pond #18 for mosquitoes. Mary mentioned that permission to access the pond across the property of adjacent owners would be needed. John stated that closing the valve by pond #10 would insure that no feedback got into the system. Additionally, this pond is not used for irrigation.

Financial Report by Dwight Miller

Dwight will provide the year-end P&L to be sent out with the budget. Mary confirmed. Dwight said it will be sent out without the accounts receivable column. Kathryn said it will be sent out today.

April 2017 Financial Summary:

Balance Sheet:

TOTAL checking and savings	\$181,800
Water project reserves	\$118,810

GESA reserves	\$47,158
Checking & savings – GESA/CVB	\$15,832

P&L Performance:

April: Income	\$34,666.08	
Expenses	\$57,369.19	\$ -22,703 over budget

Reconciliation:

- Short revenue ~ \$6,000 under
- Legal expense ~ \$7,100 over
- Salaries/wages ~ \$6,500 over
- Metering ~ \$5,600 over

Mar 16- April 17 P&L Performance

Total Income: \$604,481	
Total Expenses: \$565,208	+ \$39,100

Mary said that we have accepted a \$500 donation by the Marcuses to Firewise; it will be banked and will be applied to any unmet expenses of the Firewise project.

Mary said that we will need a list of the residents whose dues are overdue for the annual meeting.

Mary said that we have a new Firewise sign which should be displayed to the community, and we have a Firewise banner coming. The “No Fireworks” signs will go up in June. Safety Day is next Saturday from 11-3 p.m. at Station 93. There will be a fire truck and a helicopter on display.

Firewise by Bill Miller

Bill reported that the chipping crew will arrive sometime before June 20. Debbie Newell had \$1500 more than expected and contacted Bill. Bill connected her with Michelle Perry, with an eye to thinning the growth between Perrys and Dunbars. Our workparties can match the grant with existing hours.

Mary stated that we should be safety vests and goggles for community work parties. This should come out of the equipment budget.

Nancy moved to purchase a long-arm saw plus a brush-cutting head for the weed eater. Several voices seconded. After discussion, no objection was heard.

Community Forum:

Moana Hopkins informed us that on the left side by the cart bar, two sprinklers are watering the street. Mary said that we’ll get that checked and corrected.

Moana asked who receives a landscaping plan. Julie Burrage does, for the Landscape committee.

Planning the Annual Meeting by Mary Long

Mary is making the PPT. John has sent a slide to Mary which will summarize his report on the water situation. PPT will include the indemnification of the officers, as in previous years.

Nancy asked about the beer sales in the Pro Shop situation. Gary Marks affirmed that there are beer sales in the Pro Shop. Dwight suggested that our complaint be passed on to our attorney to see what actions were available. Both Mary and Gary sent objections to the Liquor Control Board during the comment period.

Mary stated that the annual meeting will be held June 10 from 10 a.m. until noon at the Lake Wenatchee Rec Club.

Mary stated that the KGCA Board will meet directly after the annual meeting for their election of officers and to set their next meeting date.

Mary asked if there was further business. Hearing no response, she adjourned the meeting at 11:00 a.m.

Respectfully submitted,
Nancy M. Miller
Kahler Glen Community Asstn Board, Secretary