

Happy July and we hope that everyone is enjoying the summer activities at Kahler Glen!

Website Problems Persist:

You are receiving the Note to Community via email and this note will not be posted to the website at this time because our web hosting service no longer supports the portion of the web platform that allows document uploading. We are in the process of finding a new hosting site. Please look for community news to be shared via email for the foreseeable future. The website still links to the Resort for golfing information and it still contains our historical documents. I hope to have these issues resolved by end of summer.

Highlights from Board Meeting July 16, 2017

Letter to Dept of Natural Resources commenting on planned timber harvest adjacent to Kahler Glen garnered 50 signatures within 48 hours. Letter was delivered to DNR prior to deadline for comments. DNR decision is expected by 7/28/17. Thank you to all who were able to attend the briefing meeting and to those who submitted signatures.

Architectural Committee - Julie Burrage has volunteered to chair the committee and the Board has endorsed her appointment. Julie reminded us that the CC&Rs call for the committee have three members. Dwight Miller serves on the committee and Tim Gallagher also volunteered. If others are interested in joining, please contact Julie at kgca.acc@gmail.com Julie outlined the priorities for the committee (will be detailed in minutes) and reminded everyone that building plans, significant exterior remodels, paint color changes, roof replacements, landscape plans must be reviewed and approved by the ACC. Standards and procedures to be followed are posted on the website. Several projects are under consideration by the ACC at this time. The committee will assume responsibility for noxious weed control and will include this in their revised charter.

Infrastructure Committee: This committee will be re-instituted/revitalized, its charter and priorities revisited and additional committee members sought. Lynn Withrow will chair this committee; Brook Fritz volunteered. Lynn will seek additional volunteers and John Christiansen will be asked to join to assure that we continue to have his expertise on water. The committee will develop priorities and recommendations regarding roads, septic system preventive maintenance and long-term requirements, and oversee the completion of the Water Rights project and make recommendations for ongoing monitoring of our compliance with regulatory requirements.

Restaurant: Gary Marks has submitted a letter to the Board giving required notice of six months to terminate the Restaurant lease. Last day of the lease will be Nov. 22, 2017. The Board will seek a new tenant. The restaurant is to be operating 5 days/week until the termination. Please continue to patronize the restaurant during the coming months.

Financial Report:

Dwight noted highlights of the recently completed audit which was basically a clean audit with four specific process improvements recommended. The Board will follow up.

June's financials were summarized as follows: Total Reserves, Savings, Cash=\$189,206; Total adjusted revenue (less lot sale entry on P&L = \$82,719; LESS Total adjusted expenses (less loan interest expense) of (\$69,169); Total adjusted gross=\$13,547; LESS adjusted loan payments(\$9,375); Monthly positive cash flow=\$4171.

Financial highlights: In June, sold heavy equipment on commission - net proceeds are \$42,400. Sold community owned lot - net proceeds \$8700.

Water Rights Project: John Christiansen submitted an updated progress report to the Board members recently which outlines the tasks required to complete this project, timelines, and resources required. The Board will work closely with Gary Marks to complete the project and assure that we have the necessary monitoring and reporting in place. Many thanks to John for his leadership and continued consultation.

Firewise Update: This summer's Firewise program is still in progress. The next area to be addressed is between the Marcus' and Sullivan's residences. Firewise standards are under the purview of the Architectural Committee. Firewise standards can be applied to new landscaping plans. Landscaping plans that received prior approval are grandfathered; however, owners are highly encouraged to bring their landscaping to Firewise standards for private and community safety reasons. Free assessments are available and strongly encouraged for anyone planning to Firewise their property. Contact Bill Miller or Mary Long for more information.

Community Complaints: Several complaints regarding behavior of renters have recently been submitted and a complaint was received about continued dumping of materials at the entrance to the Nason Ridge Trail. Over the coming months, the Board will investigate the complaints about renters, seek solutions including potential changes in the CC&Rs that would need to be approved by the membership. Owners who rent are highly encouraged to make sure that their renters are made aware of the community Rules and Regulations regarding number of guests allowed, quiet hours, speed limits, etc. The Rules and Regs can be found on the website. Owners are encouraged to post them in their homes as a reminder to everyone.

Nine and Dine; Those interested in signing up for Nine and Dine for 3 pm tee off each Friday afternoon followed by dinner at the Restaurant should contact Karen to sign up. 509-763-4025

Community Events: Gary Marks announced that there will be Live Music at Honeycomb Restaurant on Sundays from 4-6 pm.

Next Board Meeting: Please note new time and location for this meeting

Saturday, August 19, 2017 9-11 am. at the Conference Center