

**Kahler Glen Community Association
Annual Owner's Meeting
18 May 2013**

The meeting was **called to order** by President Mike Wandell at 10:07 a.m.

Mike W noted the presence of a **quorum**. John Bennett, representative of Kahler Glen Golf and Ski Resort, also announced that the resort would 1) abstain from taking part in the directors' election, and 2) join the majority with regard to the announced motions.

Mike welcomed **new members** Mark & Michelle Perry and Paula & Richard Robinson on behalf of the community association.

The **board members** introduced themselves to the meeting; they are Mike Wandell, president; Carol Pierce, vice-president for communications; John Greiner, vice-president for infrastructure; Nancy Miller, secretary; Jim Farmer, treasurer; Dave Reynolds, water and financial reserves; Carol Billesbach, roads; and John Bennett, KGGSR representative.

It was moved and seconded that the **minutes of last year's annual meeting** be accepted as presented. The motion was approved unanimously.

Carol Pierce, vice president for **communications**, made her report. She outlined content of the newsletter, e-mails, website, and the process by which board communications are handled, and summarized the work done by the KGCA board this year. Besides matters reported in other parts of this meeting, board accomplishments included a public forum at the end of each of the board's monthly meetings, improved communication with owners via e-mails and web site, in-depth examination of road maintenance, establishment of a document retention and access program, focus on collection of arrears dues, installation of two solar flagpoles, addition of recycling services, and application of pickleball lines to the tennis court.

John Greiner, vice president for **infrastructure** made his report. He reported that both AEDs (defibrillators) are functional, and requested that the Athletic Club schedule additional trainings. John Greiner introduced John Killian as head of the **Architecture Committee**. John K introduced Kathryn Demeritt and MaryRose

Henebry as new members of the Architecture Committee. Kathryn made information on noxious weeds available, pointed out examples for examination on the back table, and explained the **noxious weed policy** for Kahler Glen. John Greiner reported on the **septic system**. Two alternate sites have been tested, should any be needed. After monitoring system conditions and use, Chelan County recommended an update of the maintenance and operation manual, and approved additional connections to the system without expansion, as it appears to be operating below design capacity. John described the **storm water system** walkabout. Concerning the **domestic water system**, he reported that a testing schedule has been established, winter markers have been improved, hydrant shut-offs have been tested, and several hydrants will be raised this summer to allow easier access and use. Dave Reynolds added that water quality is excellent. John warned golfers not to restrain the **sprinklers**, as halting their rotation causes costly damage to the mechanism.

Jim Farmer gave the **treasurer's report**. He gave special thanks to Dave Reynolds for assistance on financial matters, especially the reserve study. Jim presented the current and proposed budgets, discussed overages, and recommended that a dues increase was not needed.

Dave Reynolds thanked Kaye Crandall and Dave Braegelmann for undertaking the **financial review** of the community association books, and mentioned that professional advice is that a full audit is generally not needed in organizations of our size, provided that the books are regularly reviewed. Dave reported that a **reserve study** was done this year, with the assistance of advice from a professional engineering firm. We are generally in a good situation; plans for replacement of major items, such as water projects, and our first major obligation, which is expected to be roads, are in the budget; pipe replacement, both water and sewer is expected to be very expensive, but those projects are expected to be 10-15 years in the future. The professional recommendation is that we will need to accumulate \$335,000 (in current dollars) over the next eight years; our current contribution of \$20,000 per year and the money allocated to road repairs should be sufficient. A copy of the reserve study is available upon request.

John Bennett made a report on behalf of the **Resort**. Restaurant service this year will be a limited lunch menu and service, only during the golf season.

Mike Wandell presented the **president's report**, which opened by alerting the audience that following the report they would be asked to approve a motion to authorize its board to negotiate with the Resort to buy the ground in which our infrastructure resides, and on top of which the golf course sits. Mike narrated his slide presentation on the subject of the MOU negotiation impasse and 'Plan B'. Discussion followed.

It was moved by Dave Thorbeck and seconded by multiple voices that the Kahler Glen Community Association Board is authorized to negotiate for the purchase of the real property necessary to provide its basic services and provide for common areas, and as necessary modify its governing documents to obtain a bank loan in a future special owners meeting to do so. This authority is granted under the condition that no purchase agreement will be executed without review and approval by the KGCA membership.

This motion was approved unanimously.

It was moved by Tom Graham and seconded by Dave Thorbeck that Kahler Glen Community Assn. Covenant 1.12 will comply with the Revised Code of Washington with regard to display of political yard signs, as amended from time to time. Political yard signs may be displayed for a period of time extending from thirty (30) days prior to, and seven (7) days following the day of the election for which they are printed. This is applicable to both the primary and general elections. The surface area of said signs shall conform to other limitations established within these Covenants.

This motion was approved unanimously.

A motion concerning fire regulations in Kahler Glen was introduced by Mike Wandell. Darren Stober was invited to comment. Darren moved that the motion regarding Covenant 1.16 Fires shall read: There shall be no exterior fires whatsoever, except for manufactured barbecues or manufactured gas or electric outdoor fireplaces and seasonal burning of vegetation waste by the Golf Course personnel, except between November 1 and March 1, when attended outdoor fires are permitted using an enclosed, above ground unit with a spark-arrestor.

Bill Miller seconded.

Motion passed.

Mary Rose Henebry moved and Ken Sandness seconded that Covenant 1.17 Firearms shall read: The use of firearms, explosives, archery devices and air powered weapons is prohibited.

Motion passed.

Dave Reynolds moved that a **financial review** be authorized in lieu of an audit for this financial year. John Greiner seconded. Motion passed.

Jim Farmer moved that the **budget** be approved as presented. A question was raised concerning legal and audit fees not shown on the handout. Dave clarified that there is a \$21,000 amount for those categories, but that the handout misprinted and omitted that line. Motion passed unanimously.

Mike Wandell announced **balloting** for five board positions. All candidates were present and each introduced him/herself to the meeting.

Ballots were collected and counted by Kaye Marks, Nancy Miller, and Carol Billesbach. The results were:

Kathryn Demeritt 52

Jim Farmer 42

Tim Henebry 24

Carol Pierce 68

Bob Southern 37

Neil Taylor 40

Dave Thorbeck 45

Mike Wandell 67.

Mike Wandell, Dave Thorbeck, Carol Pierce, Jim Farmer, and Kathryn Demeritt were elected to the five positions.

The meeting was adjourned.

Respectfully submitted,

Nancy M. Miller

Secretary, Kahler Glen Community Association