

Kahler Glen Community Association

Annual Meeting – 21 May 2016 @ Lake Wenatchee Recreation Club

Call to Order:

The meeting was called to order at 1:04 p.m. by President Mary Long. Mary thanked Lisa Hanson for the food and room preparations.

Mary introduced the members of the board and the property manager. Board members present at the meeting were: Mary Long, Kathryn DeMeritt, Dwight Miller, John Christianson, Nancy Miller, Paula Robinson. Also present was Gary Marks, Manager. Mary gave a special thanks to the families of Board members, without whose patience and help the member would be unable to continue to serve the community.

Minutes

Nancy Miller moved that the minutes of the 2015 Annual Meeting as posted on the website be approved. Kay Crandall seconded. The motion passed.

Housekeeping:

Linda Wandell moved that all action of the directors and officers of the corporation on behalf of the corporation during the past year were ratified and confirmed, provided the actions were within the scope of the directors' and officers' duties and not outside the normal course of business of the corporation. Sue Hennessey and Carol Pierce simultaneously seconded the motion.

John Greiner moved to defer the vote until the audit is completed. This constituted a motion to defer to a certain time. Tom Graham seconded. There was brief discussion. Vote was by show of hands. The motion to defer was defeated.

The motion to ratify and confirm the actions of the directors and officers passed unanimously.

Manager's Report by Gary Marks

- A signup process for next year's homeowner services is in place. There will be no interior services; all outdoor services are listed. Sign-up can be online or on paper
- Mosquito Control:
 - Fogging and spraying are being used on calm days.
 - Two CO2 traps have been ordered to use as pilots to judge the effectiveness of this method.
 - Possibility of insecticides in the irrigation is being investigated; this may have been done before. Materials and licensing of applicators are a concern.
 - Mary Long is looking into the possibility of forming a mosquito control district, or, alternatively, joining in the one already established near Fish Lake.
- Dumpster enclosure between the maintenance sheds seems to have solved the bear problem. New problem associated is the unauthorized dumping of large objects such as TVs, grills, mattresses. There is a suggestion to purchase a small camcorder to watch the area and to report activity via the WiFi system that is being installed for water metering. Please submit any suggestions to the Board about how to improve the current situation.

- Compostable yard waste can be put in the tree grove between 3, 4, and 9 fairways. CAST will provide 90-gal totes to the homes to collect woody and weedy waste for disposal.
- The children's playground has been dismantled. The condo association is planning to build four additional garage units in the space. Space is only available to condo owners, and all projected units have been requested.
- The upper sports court is in disrepair. Cracks may be dangerous. This will be inspected and signage will be erected. This court may be closed.
- The lower tennis court's southern wall continues to lean. This has been inspected. It continues gradually and is due to water pressure behind the wall. Permanent fix will have to be engineered. Currently dirt is being removed to relieve the pressure.

Winter Recreation Report by Bill Miller:

- Bill reported that our winter recreation season this year supported cross-country skiing, snow-shoeing, sledding and ice-skating.
- Bill reviewed the history of our cross-country skiing arrangement, reminding the assemblage that we cannot charge to access our trails as they are part of a mitigation arrangement with the USFS which was arrived at by the developer in order to allow him to put a road across federal forest. Additionally, charging would make us liable for accidents occurring on the property, while private property open to recreational use without charge is protected in the RCWs.
- Gary Schuster, who is not a Kahler Glen resident, has located the ice skating shed next to our frozen driving range. Ice skating and ice hockey events were held this year. Volunteers groomed the ice. Gary S bore the cost of ice-skate sharpening.
- Given our straitened fiscal circumstances, KGCA has budgeted \$7500 to compensate the State Park for grooming our share of the shared trails. This money does not cover the additional trails that go around the golf course, connecting condos and homes.
- Bill suggested that we have a choice in the matter of winter recreational services. He presented a map to accompany his explanation. The community can choose one of the following plans:
 - The "VW" plan, which connects the two state areas (South Unit and Nason Ridge) through Kahler Glen, with no side trails, snow-shoeing, or ice skating. This is funded in the current budget.
 - The "Chevy" plan, which incorporates the above, plus a ski trail past the condos which would connect with the restaurant/club house, plus some ice-skating or snow-shoeing as any excess funds permit.
 - The "Cadillac" plan, which includes all above, plus the cross-country trails as established last year, snow-shoe trails, and ice-skating. This would cost at least \$125 per residential unit.
- Any donations to fund extra level of winter amenities should be mailed to Lake Wenatchee Winter Recreation Association, c/o Kahler Glen Athletic Club, 20625 Haight Drive, Leavenworth, WA 98826. Any questions can be addressed to Bill Miller or any Board member.
- Audience members suggested some of the following possible sources of funds. The practicality of these will be investigated.
 - Donation boxes
 - Asking ski bus companies to donate support

- Encouraging the sno-park (state) enforcement to ticket people parking illegally at Kahler Glen to access skiing without paying (Mary said she would look into this).

Firewise Report by Mary Long:

Mary reported that the chipping event will occur in June, and that the documents to have Kahler Glen declared a Firewise community, a status that may provide funding the finance further fire prevention activities, have been submitted.

Water System Report by John Christianson

- John C introduced John Torrance, who is the lead engineer with Torrance Engineering. John Torrance said that Aspect, our water advisers, are resolving questions that are preliminary to connecting the wells. The project to complete and perfect the water permits to water rights is moving forward.
- John C reported that we have paid the outstanding invoices, that the critical path of the project right now is the connection of well #5, that all work is currently within the cost estimated, and that we will be contracting with an electrical engineering firm to manage the pump and controls. That firm is Zae Engineering in Wenatchee. There will be a required preplanning session with the Department of Health on 14 June. Aspect has already submitted our letter regarding municipal conformance based on documents from early 2015.
- Gary Marks commented on our need to drill the new well and connect irrigation as soon as possible as part of proof of appropriation.
- Questions arose regarding the quality of water from the new well.
- John C reported that meters are being installed on all points of withdrawal of water, and that he is working with Randy Pelton on this project.

Treasurer's Report by Dwight Miller

Dwight distributed and referred to a budget handout. He explained

- We are starting to build a reserve
- Twenty-seven units have not paid their assessment; this lack of payment will not be 30 days overdue until 31 May. Five units are delinquent in dues. Our attorney has been instructed to start collection proceedings on the most egregious delinquent account, and foreclosure proceedings are scheduled for another account.
- In response to a question, Dwight said that there is not a "bad debts" column in the budget, although there could be.
- Jim Farmer stated that he wanted several alternative budgets, based on a \$25,000 shortfall, a \$50,000 shortfall, etc. Dwight said that the assessment shortfall impacts the water projects budget only and is not part of the regular budget.
- Question was asked regarding the p&l document for the previous fiscal year. Dwight answered that the final figures are not back from the accountant yet. Questioner requested that the figures be sent to all members. Dwight said it would be sent to all requesting such, and that it would be posted on the website. Discussion followed as to whether or not the names of the delinquent members should be redacted from the report. Several spoke in favor of this policy.

Mary said that she was concerned about possible association liability in such a circumstance, and she would speak to the lawyer about it.

- John Greiner asked for an estimate of business water rates. Gary M answered that it would be based on an estimate of costs. John G asked about rates to the AC, to the restaurant, and to any other entities. Gary answered that all were being charged the same rate.
- Rob Casad asked what was being done to incentivize members to pay what they owe. Dwight answered that he personally calls when a bill is 30 days overdue. He has called all the delinquents in the past month.

Mike Wandell moved that the budget be accepted as presented. Bill Miller seconded. The motion passed unanimously.

Dwight Miller offered to John Bennett and John Greiner to go over further details with them if they so desired.

Bill Miller moved to urge the community to support the winter recreation projects. Jim Hopkins seconded. The motion passed unanimously.

Elections:

Mary Long and Kathryn DeMeritt have served one year of terms lasting two years. They were not candidates.

Nancy Miller and John Christianson were appointed to fill in the remainder of terms when the original officeholders resigned. Each of them stood for one year terms to complete the vacated term.

Brook Fritz, Dwight Miller, and Paula Robinson stood for election to two year terms.

Mary Long asked for nominations from the floor. There were none.

It was moved and seconded to accept the slate of board members for re-election by acclamation. The motion passed.

Gary announced a buffett dinner this evening at the Honeycomb.

Rob Casad announced a concert by his band, the Northern Sons, on 11 June, likely at the Headwaters, but maybe here as well.

Jim Burrage announced that Firewise hours still being reported can be applied to next year's project, as this year's collection date has passed. John Christianson volunteered to keep the records, so contact him to bank your Firewise hours.

Bill Billesbach requested that a microphone be supplied at the next annual meeting.

Mike Wandell moved to adjourn the meeting. Rob Casad seconded. The motion passed unanimously.

Respectfully submitted,

Nancy Miller, Secretary
Kahler Glen Community Association Board