**May 2018 – KGCA Note to Community**

**Meeting Reminders:**

**The Annual Meeting will be held on Saturday, June 23, 2018 at the Lake Wenatchee Recreation Center, 10 a.m.-12 pm. Official Notice of Meeting, an agenda, and related materials were emailed to all owners on May 30, 2018. Please RSVP and return requested materials.**

**The June Board meeting has been moved to Saturday, June 16, 11 a.m. at the Maintenance Center. The Board will meet at 2:30 pm at the Maintenance Center on that same day with our auditors to receive final recommendations from our audit concluded last year. Community members are welcome.**

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**Bicycle Traffic in Area this Saturday, June 2 (from Lake Wenatchee website)**

The 2018 Apple Century Bicycle Ride will take place this Saturday, June 2nd, and will impact traffic in our area. The riders will depart Pybus Market in Wenatchee beginning at 7:30 AM. Coming through Leavenworth they will ride up the Chumstick Highway to Plain, come across the Beaver Valley Highway to SR 207, take the Lake Wenatchee Highway around the North side of Lake Wenatchee to Brown Road, turn left on Brown Road to North Shore Drive and East on North Shore Drive to the Lake Wenatchee Highway. After a pit stop at the Lake Wenatchee Fire & Rescue station they will return to Leavenworth via the Beaver Valley Highway to Plain and the Chumstick Highway. The riders will not be escorted. They will be sharing the road with all other vehicles and there will be no stopping of traffic so be alert to their presence, please, and be willing to give them a safe passage.

**Wild Flour Restaurant is open for business** serving lunch and dinner, Tuesday through Saturday, 11 a.m.- 9 pm. **Reservations** are always appreciated but not required - especially for dinner**. Call 509-888-2737.** Reservations are nice to have for lunch but not necessarily needed. Ben, Spencer, and Casey are here to serve you. Reviews have been very positive.

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**Board Meeting Highlights – May 20, 2018**

**Budget Preparation for Annual Meeting. 2018-19 Budget Discussion (from drafted minutes of Board Meeting)**

* Gary distributed the KGCA Operation and Maintenance Expense Budget which was the focus of the discussion today. There were no specific proposals distributed by the manager and treasurer regarding reserve account budgets to address infrastructure projects. This work was to be completed by the end of next week and will be included in budget presented to membership at the Annual Meeting.
* Board discussed what we are trying to achieve and agreed on following objectives:
  + Dues must cover current ongoing expenses so that we are not spending future dues in present as we have been doing for past 2-3 years. Build reasonable assumptions about doubtful accounts.
  + We need to have a dues structure which allows us to create adequate reserves to protect and replace assets over the long term
  + Reserve levels need to meet requirements of our lender, GESA; i.e. 1:3 income to expense ratio.
  + Provide funding to begin implementation of Infrastructure Committee recommendations - $177K in 2018 – assessment necessary. Future years funding: Board will need to decide whether to recommend funding through dues and/or assessments.
  + Provide reserve account for maintenance projects that are inevitable given aging of our assets.
* **The Board engaged in a detailed discussion of the Operation Expense budget:**
  + The proposed budget assumes a monthly dues increase of $100/mo. A review of the proposed expense budget proceeded to ask if we might be able to reduce this amount through expense reduction.
  + Agreed that we need to add a specific line in the revenue section of budget document that indicates funds dedicated to building reserves.
* **Infrastructure Discussion:**
  + Does the budget include $$ for conducting an assessment of our septic system as proposed by Infrastructure Committee? Will be part of reserve account recommended budget.
  + What happened to the $$ collected for water system assessment? Mike Wandell encouraged the Board to celebrate what we had accomplished and to report such to the membership. We are now in position to work collaboratively with our regulators to complete our water system projects over the next few years.
  + Infrastructure Committee recommendations and Gary’s proposed capital projects for maintaining our assets will comprise a yet-to-be developed proposal and assessment recommendation to the membership.
  + Need to communicate clearly that there will be costs to address infrastructure for the next three years; funding sources: dues increases, assessments, line of credit. Pathway will need further discussion.

**Hot Topics:**

**Work Order Tracking:** **Gary asked that homeowners not request services directly from staff. Instead, please call Gary so that the requests are recorded, assigned and tracked.**

**Recent thefts at Chelan area golf courses.** Gary reported that the County Sheriff recently notified us that two golf courses in the County recently had major equipment stolen and cautioned us to be on alert. **Actions:**  **a) Gary and staff will secure our equipment as much as possible. b) owners are reminded that if you suspect we are experiencing such to call 911 and report possible theft.**

**Mosquito Control: (update from drafted Board minutes 5/20 Board Meeting)**

Neil Taylor reported that multiple complaints have come from golfers, the restaurant, and neighbors regarding the mosquito infestation that we are currently experiencing and emphasized the urgency to address this. Golfers are leaving the golf course and people are not visiting the restaurant’s outdoor patio due to mosquitoes.   
  
Neil also noted that Leavenworth, Mountain Springs, and others in our area have programs that have reduced/eliminated this annual nuisance and asked, “What do they do that we do not?” “What do we do today? How often? Do we have the right equipment? Staff? Approach?”  
  
Gary Marks stated that we have created a breeding ground where we have accumulated the yard waste referred to as our burn pile. We either need to burn it or have it hauled away. We had planned to burn but it has been too windy to do so without creating a fire hazard. Need to clean up this pile and put the clippings in a bin. John Christianson said that additionally, we need to treat the ponds, spray, and fog - both preventive steps and treatment steps need to be taken. John also noted that there are environmentally approved products that can be used in our ponds that do not contaminate the irrigation water.   
  
**Additional information regarding mosquito control plan for this season was supplied by Property Manager, Gary Marks, and is attached.**

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**Waste Management:**

We have ongoing issues with managing the waste and assuring that the bins are not unsightly. Following a discussion of options to enclose our bins to prevent animal entry, create a less unsightly situation, and protect our staff from injury due to moving the bins, **we agreed to the following actions:**

Place the bins inside a fenced area. Gary will assign Jorge to this project and John Christianson will assist to remove the chain link fence donated by new owners of the Ostic sports court and install it on KG property. Slats will be placed into the links to make the enclosure less visible from the outside, install a large swing gate that will allow the Waste Management staff to empty the bins and allow community members to enter to dump garbage and recycle items.

**Help protect our Septic System**: We continue to experience sewer backups from time to time in various residences.

Owners are reminded of **Rules and Regulations regarding Water, Sewer :**

**Please post these reminders in your unit for guests and renters.**

• Kahler Glen is on septic systems; if the systems are treated appropriately they should last for many years. In order to keep them in working order and avoid huge costs to the community should the systems fail, please follow all rules.

• Make sure your faucets, toilets and other water sources are in good repair and are not sending excessive flow of water in to the septic system.

• Use only septic safe toilet paper. Do not flush feminine hygiene products, facial tissue or non-biodegradable objects.

• Do not flush any toxic materials, including but not limited to drugs, antibiotics, solvents, paints, varnishes, weed killers and insecticides.

• Do not use powdered laundry or dishwasher detergent; liquids or gels only.

• Do not use bleach. If you rent your home and use professional cleaners, Washington State law requires professional cleaners to bleach linens. Therefore, after rentals your linens must be washed off-site from Kahler Glen.

• Garbage disposals are not allowed. If your home has one, please don’t run anything down it. Place vegetable matter, grease or fat products, egg shells, coffee grounds and any other kitchen waste in the garbage. If you remodel, please eliminate the garbage disposal.

• Avoid using drain cleaners.

**Update on KGCA vs. KGGSR:** The Board held an Executive Session to consider a legal issue and took the following action: **The Board discussed LLC’s settlement proposal and authorized legal counsel to draft a negotiated settlement agreement. Legal counsel will do so with a target date of June 1**

Board approved Minutes for April 2018 are posted on the website: Kahler Glen Community Association.

Do you have a new neighbor? Change in address, phone(s), or e-mails? Please help keep our community roster updated by supplying information to board@kahlerglencommunity.org \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

Note prepared by Sue Hennessy, Board Communications - May 31, 2018