KAHLER GLEN CONDOMINIUM ASSOCIATION BOARD MEETING

TUESDAY, AUGUST 21, 2018 – 7:00PM

IN ATTENDANCE: Duane Taylor, Curtis Lynn, Bill Hess, Anne Tipper, Mark Tipper, Lisa Hanson, Camille Stemm

ABSENT - Deanna Schuler-McCulloch

1. NEW BOARD MEMBERS – New members are Anne Tipper (Treasurer) and Mark Tipper.

2. COMMUNITY DUES REDUCTION DISCUSSION – There was a discussion about the amount of dues that are paid by condo owners vs home owners. In the spring, our Board pressed the Community Association to consider dropping dues for condo owners since only 12% of the roads at Kahler are primarily for condo owner use. With the thought that the reduction of dues is not going to happen, we are going to pursue asking the Community Association to take over the maintenance of the roads that is currently the responsibility of the Condo Association. Duane Taylor will pursue this request with a written notice to the Community Association.

3. HOT TUBS – With the support of the condo owners, the Board has decided that repairing the current in the ground tubs is not worth the expense. Thus, the hot tubs will be replaced with above the ground fiberglass hot tubs. Following the Chelan/Douglass County Health Department regulations, Curtis Lynn discovered an issue that needs to be dealt with before the new tubs can be installed. There needs to be a minimum of a 7 foot head clearance once the above the ground tubs are installed. In order to achieve this regulation, the current base will need to be lowered about one foot. Once this issue is resolved, hot tub installation can then occur. Anne and Mark Tipper may be able to help with moving the project forward. Timing is TBD.

There is also an outstanding invoice on the monthly maintenance of the hot tubs that are not being used. Anne and Curtis are working through how much will still need to be paid.

4. SIDING REPLACEMENT UPDATE – Actual siding will not be able to be replaced this year because that type of siding is no longer made. The Condo Association plans to purchase siding in ½” x 16” x 16’ sections of ½” Rustic Channel Siding from Tru Wood Siding probably through Marson & Marson. While this siding does not exactly match our current siding we are working with a company that can hopefully router the siding section to better match our current siding. For now, we have decided to paint sections of siding that were damaged by weed eaters and cut out lower section and replace them with a trim board as has been done on other areas where siding had been damaged. Lisa has a painter scheduled to complete this project. The new siding will be stored in the condo garage that the Condo Association has recently taken over

5. TREE CUTTING STATUS – This project is delayed due to the current fire danger. All use of chainsaws has been banned in Chelan County. The project will either take place in the fall or next spring.

6. ASPHALT PATCHING COMPLETED – Completed and looks good.

7. RETURN OF GARAGE TO CONDO CONTROL – The garage that had been used by the Community Association will be returned to the Condo Association in November.

8. CARPORT AND STAIRWAY BLOWING AND CLEANING - We no longer use CAST to blow out carports, feeling it was too expensive for the service that was done. We are going to experiment having owners of Unit C blow out that car port on a volunteer basis. If it seems to work, several more blowers will be purchased for owners to use. Lisa will work with CAST to have bird droppings removed from the car port areas.

9. CONDO SALES - Unit H-1 has sold for $249,000. It was considered a moderately updated unit. Sales continue to go up, which is very encouraging.

10. LANDSCAPING – The garden beds are looking sloppy and in need of some care. Lisa will be meeting with Lee, who is currently paid a small amount to maintain these areas. Thoughts include giving Lee more hours, hiring someone to assist Lee, or hiring a crew 1-2 times per year to give the common areas an overhaul.

11. EXPENSE FORM – Anne has created a form that is to be used when a Board member or Lisa makes a personal purchase in need of reimbursement. She will be working with Lisa and Esther to fine tune and implement the new expense process.

Next meeting will be in- person at the Wildflour Restaurant at Kahler Glen on Saturday, October 6th at 12:30.

Meeting was adjourned at 8:25pm

Bill Hess

Secretary