KAHLER GLEN CONDOMINIUM ASSOCIATION BOARD MEETING

Saturday, October 6, 2018

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

ABSENT: Camille Stemm

Meeting was called to order at 1:00pm

\*HOT TUB UPDATES

Through a lot of work by Curtis Lynn and Ted LaVigne, the hot tub replacement project is progressing with updated costs on prepping the hot tub area and purchasing/installing the new tubs. The Board held a quick meeting on September 16th to vote on moving project funds from the siding budget to the hot tub replacement project; prices have increased substantially for hot tubs, while the price on the initial siding project is lower than expected. The vote to move approximately $15,000 to the hot tub project was done so with a move to vote from Curtis Lynn, seconded by Mark Tipper. The vote was approved, allowing the Board to move forward without coming back to the owners with another assessment or taking money out of reserves.

The next action was getting bids for the prep work to fill in the current tubs and getting ready for the new tubs. The original estimate for prep work was about $10,000; however, the actual bids were closer to $10,000 per hot tub, totaling $20,000.

The price of the new tubs also came in higher than the original plan. In order to get high quality tubs that will last for many years, the original bids came out to be about $18,000 per tub, or $36,000 total. Believing that cost was too high for the money allocated, Ted LaVigne investigated another company and found a quality hot tub for approximately $14,000, or $28,000 total including installation. The current total hot tub project proposed cost is about $48,000.

Understanding that trying to fix the current hot tubs would be expensive and would not provide a long term solution, the Board still feels that new, above the ground tubs is the best solution. The Board is crafting a vote to go out to owners to include the following: Do the prep work for both tubs this fiscal year, along with the purchase and installation of one hot tub. The second tub would then be purchased and installed during the next fiscal year. This would allow the project to be completed without another assessment or dipping into any reserves. An email will be sent in the next few weeks regarding the vote. With the higher cost projection of this project, the Board did not feel comfortable going forward unless ownership is still in favor of the purchase.

\*ROCK BORDERS BY F AND G BUILDING

The Board plans to move ahead with replacing some of the most damaged siding on the F and G buildings. Years of trimming next to the siding is one of the reasons that some of the siding has been damaged; adding rock borders will eliminate the need to trim those areas. Lisa received a bid for five workers at $150 per hour to place the rock at the base of the F and G buildings prior to siding replacement. Lisa has been given approval to move forward with the project.

\*PEST CONTROL SERVICES

Currently CAST to handles pest control at our condos. The Board believes that hiring a professional to handle these services will be more effective, and will not be a sizable financial increase. The plan is to cancel our pest control services with CAST. Lisa will have Alpine Pest Control come out and deal with the immediate mole issue by C-1. An annual contract with Alpine Pest Control will be initiated in May. Service will begin earlier if there are rodent issues prior to the start date.

\*TREASURER’S REPORT – Anne Tipper

The budget has been updated to reflect removing funds from the siding project and adding to the hot tub project.

A few owners behind in various payments. One owner is $2200 behind in garage dues. The Board is sending one last letter asking for payment before legal action will be taken. Two owners have yet to pay the $400 hot tub assessment and several others are behind in garage dues. Letters will be sent to these owners reminding them of overdue payments.

\*BLOWING OUT CARPORTS AND STAIRWELLS

The Board feels that using CAST to blow out carports/stairways on a regular basis is expensive and not reliable. Two blowers will be provided for owners to use as needed. One blower/cord will be keep in the closet by the C4/C5 stairwell, and the other in the G1/G2 stairwell closet. These closet doors will remain unlocked for owner access. There will also be ear and eye protection in each closet for safety issues. Lisa will purchase the supplies shortly.

\*GUTTER CLEANING

This annual project was recently completed for a cost of $1100. It is anticipated that with the removal of trees near the buildings that this will become an easier task in the future.

\*SIDING REPAIR

The Board has decided to use siding purchased from Marson and Marson in Leavenworth to complete the most damaged siding on the F and G buildings. Lisa will work with Dez Bauder to complete this work in November.

\*VACANT BOARD POSITION

Deanna Schuler has resigned from the Board for personal reasons. If any owner is interested in filling the last year of this position, please contact Duane Taylor.

\*TREE CUTTING

The budgeted tree cutting that was delayed in August due to fire danger using chainsaws will be completed during the week of October 8-12.

Meeting was adjourned at 3:15pm.

Bill Hess

Secretary