Communications Report

2014 Kahler Glen Community Association

Annual Meeting- 5-17-2014

Hello. It’s great to see so many of you in attendance today. I’d first like to extend my thanks to those of you that have promptly responded to all of the requests for attendance or proxy information over this past year. With two Special Meetings, plus this Annual Meeting, all requiring very large attendance or proxy provision, this board has had its hands full. We have all been involved in making multiple phone calls and sending a multitude of personal e-mails in order to obtain the percentages we needed to accomplish the purchase, and now to adopt new community documents as a result of that purchase. So we love you guys who respond promptly –you know who you are.

This board takes communication with its members very seriously. We discuss items at every meeting that need to go out to you. I have been in charge of writing and sending out most of these communications, and have tried to at least send one after every regular board meeting. Because of all that has been going on, you have received a few extras too. I’ve tried to limit the total number of e-mails by packing a lot of information in to each one—hoping you won’t get KGCA e-mail fatigue and start ignoring them.

Another part of our communications is answering questions that come in on e-mail. I pick up the messages and either answer them myself or send them off to the appropriate board member for response. We get messages not only from owners, but from realtors, prospective home owners and others with questions about our community. I have tried to communicate with every new owner this past year to make sure we have their contact information and answer any questions they have.

It’s tough to keep the community roster up to date and I’d just like to remind you to send us any telephone, mailing or e-mail address changes. A new item we’ve asked you for is the “E-mail Notification Only” form. Once we have this from you, we will no longer be required to send notice of the annual meeting by US Mail, saving not only money but unnecessary work by your volunteer board members. I’ve received these forms from about a third of owners and will keep hounding you to send them in. State law requires we have a signed release on hand.

The new community document development has been a big part of this board’s job over the last few months. Because of the long delay in closing of the purchase and the threat that it would not be completed, we were delayed in beginning the actual writing of these documents. We didn’t want to spend your money on the legal fees associated with new documents if the sale was not going to happen. Once we seemed to finally have everything in order with regard to the financing and the deal seemed assured, we began work on the CCRs and Bylaws. Here is how it was done:

Our lawyer sent us CCRs and Bylaws from a similar sized community in Washington that his office had recently worked with. I worked with help from Nancy Miller to adopt these documents to fit our situation here at Kahler Glen, making sure that we covered all of the items that are in our current documents that still pertained. We decided to do it this way rather than try to just edit our old documents because the changes were so many and so major.

Once we had a rough draft of each document, we sent this off to our attorney for his review and editing. Then the board had teleconferences at which we went through each section of each document and made edits. These teleconferences were each about 2 hours. I took those edits and inserted them, had the lawyer review the documents again, had a little more e-mail back and forth with the board and lawyer, and eventually got them out to you all on April 20. You had a week to review the documents and send back comments.

We received some excellent comments, criticisms and suggestions and responded to all and acted on most of them. After another teleconference, more back and forth e-mails with board members and the lawyer, one more lawyer review and revision, and then a final proof read and touch-up, the documents were ready to send out to you again in the form you received on May 9. I sent you the “black lined” format so you could see what changes had been made since I first sent them out.

Today you will be asked to approve these documents. We are currently living under our old documents which require a vote of 75% of the community to make any changes to the CCRs and Bylaws. In the past, the Resort’s acreage based vote made reaching 75% a breeze…but we don’t have that now because we own the land. In the future, the covenants will require a hefty and difficult to achieve vote of 2/3 of the community. We left it this high as we felt that it should be difficult to change the covenants. T he Bylaws, which address mostly administrative topics and are superseded by the covenants, can be changed with a majority vote at an annual or special meeting at which a quorum is present.

I hope this helps explain where these documents came from and I encourage you to vote “yes” so that we as a community can move forward with covenants and bylaws that are appropriate to our new structure. There may be some item or items in the documents with which you disagree. It would be impossible to write a document that all owners completely agree with. However, I urge you to look at the big picture.

One more thing. I’m excited about the future of Kahler Glen. We, as a community association, finally have control of our own future. The decisions we make will be our own and not dependant on the needs or desires of another entity with the power to override our votes. I’m proud of our board’s work this year and very pleased to see the interest shown by the candidates you’ll soon be voting on.

Thank you.