

**Kahler Glen Community Association**  
**Annual Meeting Minutes**  
**16 May 2015 – 10 a.m. – Lake Wenatchee Recreation Center**

President Michael Wandell called the meeting to order at 10:05 a.m. and declared a quorum.

Mike followed by welcoming our new neighbors at Kahler Glen. He then asked for comments on the draft April 11, 2015 KGCA Board meeting minutes. Hearing none, he called for a vote to approve, which passed unanimously. Next he presented a motion that all May 2014-15 Board actions be ratified and confirmed. The motion was approved unanimously.

**President's Report - Michael Wandell**

Mike provided some key highlights for the year:

- Special thanks to Kaye Marks, and to Gary Marks, for all the fabulous work in remodeling the restaurant. The community gave them a hearty applause.
- Special thanks to board member Paul DeWees for putting together the community's new website. Again, a hearty applause.
- Special thanks to Ranger Rick for the expanded cross-country ski trail system.
- Special thanks to Bill Miller, Mary Gallagher, Mark Gubrud and Kim Ronbeck for their work in defining and expanding the show shoe trails.
- Special thanks to Gary Schuster and the Lake Wenatchee Recreation Club for the new ice skating rink, which proved very popular despite the short winter.
- Special thanks to Mark Gubrud for purchasing and developing lots at Kahler Glen and for providing real estate consulting assistance. Mike noted that real estate activity picked up during the year.

Next Mike mentioned some upcoming items:

- Fly fishing at Kahler Glen is coming soon, thanks to Doug Pendalton.
- There is potential for the Kahler Glen property east of Nason Creek to be sold to the Chelan-Douglas County Conservancy.
- There is potential for the Weyerhaeuser land on Nason Ridge (aka Nason Ridge cross-country ski trail) to be sold and turned into a recreation area.
- The state of Washington has declared a drought emergency for 2015. Nason Creek and the Wenatchee River drainage have been shut down for surface water use.

After that Mike provided a short update on water rights:

- Kahler Glen needs to bring wells #2 and #5 into compliance and to align its water use with the Department of Health.
- The goal for Kahler Glen is municipal conformance, after which we can redo our Small System Water Management Plan.
- There are significant costs involved and a committee made up of Paul DeWees, Neil Taylor, John Greiner and Ken Sandness is reviewing available information and will make a recommendation to the community and resort boards on the apportionment of costs.
- In the interim, a \$300/property assessment is needed to replenish reserves money spent so far.

Mike recognized several community members from the floor who made comments and expressed concerns. In response, Paul said the committee has, and will continue to reach out to subject matter experts and will consider their information and comments during the committee's deliberations.

### **Communications Report (Carol Pierce) —**

Carol provided a summary of Kahler Glen communications as follows. The Board has an email address [board@kahlerglencommunity.com](mailto:board@kahlerglencommunity.com). Letters sent to the Board are either answered directly by the Communications Director or they are circulated to the Board and discussed at a monthly Board meeting, after which the issue(s) are addressed in the minutes. For larger issues, a community town hall meeting is scheduled. Community members are welcome to attend monthly Board meetings; the date and time is posted on the website home page. For teleconference meetings, community members may request a dial-in number to listen by emailing the Board in advance. Carol noted that last year the Board received criticism about its communications, and reminded the community that board members are volunteers, many of who have full time jobs and families.

### **Property Manager's Report (Gary Marks) —**

Gary provided an overview of the types of services the Community Association Services Team (CAST) can provide, including concrete work, remodeling, replacing toilets and more. He reminded the community that using CAST not only gets the job done but also brings in money for the community, which can keep dues levels down. Gary mentioned that organic mosquito spray would be used again this year. He added that CAST is in the process of applying weed-and-feed to lawns. While Gary said the final configuration for garbage is not yet in place, the community is saving about \$10k/year with the new system.

### **Treasurer's Report (Dwight Miller) —**

Dwight explained the budget that was distributed as a handout and went over the numbers. He said there were several unanticipated costs during the year, and the short winter potentially impacted income from plowing driveways, but otherwise it appears the plan is working. Dwight mentioned that rather than increase dues to make up for the shortfall, the Board has chosen to go "at risk" and hope the lot next to the restaurant/pro shop sells.

Mike recognized several community members from the floor who expressed comments and concerns:

- Confusion about how the proposed \$300 assessment would be used. Dwight said the immediate assessment is to replenish money spent from reserves on water rights issues so far. (Note: this was brought up earlier in the meeting but placed in the budget section in these minutes.)
- Concern about what will happen if the lot next to the restaurant/pro shop doesn't sell. Dwight said that if needed, the Board could propose a dues increase later in the year.
- Comments about how the budget is organized.
- Question about bad debts from people who have not paid dues. Dwight said leans have been placed and updated.

Mike called for a community vote on the \$300 assessment included in the budget. A motion was made to amend the budget to clarify the assessment would go to reserves. The motion and assessment were approved.

Next Mike called for a community vote on a provisional additional water rights assessment of up to \$300 per property if needed. The provisional assessment was approved. (Mike then exited the meeting to attend a wedding out of state.)

### **Board of Directors Election —**

Statements were made by/for volunteers running for the KGCA Board, followed by a vote. Re-elected were Michael Wandell and Kathryn DeMeritt, and newly elected were Mary Long and Darren Stober.

### **Firewise Presentation (Mary Long) —**

During vote counting, Mary Long gave a FireWise presentation. Some highlights:

- Branches 10-12 feet from the ground should be removed to discourage fire from climbing trees.
- 3-5 feet around buildings should be cleared of burnables and woody plants.
- A FireWise plant list is available on the internet.
- Reflective address signs are useful for both the Fire Department and medical response teams. (Forms for ordering address signs were distributed.)
- The Forest Service plans to clear branches and burnables (not logs) within 50 feet of either side of the roads leading into Kahler Glen this summer unless crews are delayed fighting fires. The wood will be piled and burned this fall/winter or next fall/winter.

### **Other Business —**

As Vice President, Carol led the rest of the meeting in Mike's absence. She asked whether the community would like to move forward with an audit or defer until next year. Carol recognized Tom Graham from the floor who stated it was decided last year to have an audit this year and he made a motion to follow through. Discussion followed. Dwight noted the audit was missed in the budget so it would be an un-budgeted expense. Questions were asked about cost but no one knew. Tom made an amendment to the motion that the community defer the audit until next year and that during this year the Board would get an estimate and budget for the expense. The amended motion was approved.

Following that, Tom Graham made a motion that Kahler Glen officially continue its arrangement with firefighters whereby they fill their water tanks from golf course ponds so that preference is given to the ponds for water from Nason Creek. Dave Thorbeck pointed out that DoE issues supersede any arrangement we may have with firefighters. Kathryn DeMeritt pointed out that the Board president already agreed to continue the arrangement as noted in the April 11, 2015 minutes. Discussion followed regarding water use, the declared drought emergency for 2015, and the potential for restrictions. Tom noted that during drought-related restrictions, the policy of the resort is to cut back to watering the tee boxes, greens and the area around the greens. A motion was made to table Tom's motion; it was approved unanimously.

Carol asked for a motion to adjourn. The motion was made and seconded, and the meeting was adjourned.

Respectfully submitted,  
Kathryn DeMeritt, Secretary  
Kahler Glen Community Association Board