

Board Meeting
Kahler Glen Condo Association
June 9, 2012

Call to order: 1:00 PM-F Building Parking Lot

Present: Ted LaVigne, Julie Anderson, Jim Anderson, Nancy Graham, Lisa Hanson, Andi Main

The meeting began with introductions to our painter – Noe of NC Painting, Inc. This is the company who has painted the F & G buildings and will be painting H building this summer. The purpose of meeting with Noe was to review what his service includes, determine if additional paint was needed on H building carport, request bids for upcoming projects (garages/gazebos/spas-2013 and complete building-2014), and explore potential costs of color changes. During Noe's explanation of his work, he advised us Sherwin Williams has higher grade product that should extend the life of our paint from 7 to potentially 10 years. The board agreed we should update our estimates to include this type of paint on future projects. We will send Noe a written request for quotes which he agreed to have back to us by the end of June.

The board continued to walk around the complex focusing on landscaping and maintenance needs. Lisa gave us updates of ongoing and completed maintenance projects. Highlights of inspection:

- Landscaping in general needs 'refreshing'. Existing plants will be saved if possible but replaced as needed with low water, native plants. H building appears to be the priority (parking lot side). Lisa has talked with Chumstick Landscaping and will coordinate a visit to advise us on plant species.
- It was agreed to attempt consistency with the 'look' of the landscaping – keeping with the river rock look used at F building.
- The aspen damaged at F building should be replaced with a different plant – Mike Britt advised us not to use aspens in the future due to their spreading/root system.
- H building still has a few satellite dishes to be removed. Mike must have this task completed prior to the painting project.
- E spa needs to be re-surfaced. Lisa will seek an estimate.
- E spa pavers need leveling and concrete pathway is in need of replacement or repair. Lisa will seek an estimate.
- Asphalt near carports in need of patching

Upon completion of walk around, the board continued their meeting inside.

Secretary's Report: Andi Main made a motion to approve the minutes from the last board meeting (May 5, 2012) as distributed via email. Jim Anderson seconded the motion and the motion was approved unanimously. (#060912-1)

Treasurer's Report: Andi and Nancy gave an update of the status of our lien and their recent meeting with our attorney. It was agreed they would review their notes from the attorney's meeting and report back to the board on the his recommendation (judgment), the timeline and related costs.

New Business:

Lisa Hanson reviewed an issue with some drywall work in H4. This was relative to a water leak from the above unit in 2010. The board agreed the problem on the interior is not an issue for the HOA. However, the repair needed in the storage area is our responsibility. Lisa is working with the Resort to have the storage room ceiling repaired.

John Bennett requested a liaison be appointed from our board to communicate issues/concerns to the resort. Ted agreed to take on this responsibility.

Mike Britt requested an account be opened in Wenatchee for irrigation supplies. The pros and cons of this were discussed and it was determined this would potentially present billing problems. It was decided NOT to open an account – Lisa will notify Mike of the decision.

Andi reviewed and confirmed the decision to change CPA's. This was discussed briefly and Andi will follow up with the old and new CPAs to make sure the transition is completed.

Paint colors were discussed. Paint chips were considered. This subject is tabled until estimates are received from the painter.

Meeting was adjourned at 5:25PM.

Respectfully submitted,

Andi Main on behalf of Becky Wiggins
Treasurer