

## **Kahler Glen Condominium Annual Owners Meeting – May 14<sup>th</sup>, 2011**

Members present: Shari Bennett, Bill Hess, Andi Main, Judy Edwards, and Carol Pierce

Not present:, Kathleen Colvard, Jan Donley

Location of meeting: Lake Wenatchee Recreation Center

Quorum: There is a quorum present.

Meeting called to order at 8:00

Minutes were approved for the previous year's minutes. (Motion #11-05-14 – 1)

### **President's Report –Shari Bennett**

#### **Projects Completed –**

- Incorporated – With the help of Nancy Graham, the KG Condo Association officially became incorporated as a non-profit organization in May of this year.
- Non-smoking – The association became a non-smoking association this past year on open patios, decks, and carports.
- Custom made chimney caps were installed in all units to prevent leaking.
- Bounding/grounding completed in all buildings.
- Hot water heater replacement program continued to encourage owners to replace units 8-10 years old.
- Chimney cleaning – All units were cleaned.
- Concrete repair was completed in the C and D units.
- F building was painted, and painting of stairwells on a rotating basis began.
- Water drainage project was completed next to the C building.

#### **Problems Encountered**

- Hot water leaks in the C, E, and F units.
- Air conditioner freezing/melting in the H building.
- Pinhole leaks in the E, F, and G buildings.
- Frozen pipes from heat off in the D building.

- Crawl space pipes frozen in the E building.
- Multiple spa problems were addressed.
- Threatened insurance cancellation - We are at high risk of losing our insurance coverage due to high claims.

### **Solutions Addressed**

- Insurance

The insurance deductible will be raised to \$10,000 effective July 1, 2011.

Water deductible may change to \$10,000/unit.

Owners need to maintain heat at a minimum 55-60 degrees.

During summer months, unit cooling temperatures must be 72 degrees or higher.

Routine checks must be completed for water leaks and operation of the heat/cooling system.

Units will be checked when outside temperature reaches 40 degrees.

Annual inspections of hot water heaters, appliance hoses, shower surrounds planned.

Replace hot water heaters on a 10 year cycle.

Install drains and pans for hot water heaters.

Continue to identify units that need proper water shut-off valve repairs.

Encourage routine furnace/air conditioning checks every six months.

### **Manager's Report**

- Alarms on hot water heater – Lisa presented alarms that can be placed on hot water heaters.
- Encouraged hot water heater replacement.
- G building will be painted in June.
- Heater /air conditioner maintenance will be completed in May for interested owners.
- Crawl space insulation has been completed.

- Shut off valves – There are still some units in which shut off valves do not completely shut off. The units that need attention done have been identified.

**Treasurer's report** – Andi Main

- Current Cash Asset Value - Total assets as of April 30<sup>th</sup> is \$58,421.69
- Lighting replacement – Project estimate budgeted for \$10,000.
- Budget summary

2010-11 budget - \$150,458

Actual 2010-11 - \$148,600

Proposed 2011-12 - \$150,300

There was a motion to approve to carry over the excess to reserves. Jim Fosse moved for approval and Ray Karnofski seconded the motion. Motion was approved (Motion #11-05-14–2)

There was a motion to approve waiving the annual audit. Rex Rathbun moved to approve, and Nancy Graham seconded the motion. Motion was approved. (Motion #11-05-14–3)

**Lighting Project** – Judy Edwards – The condo association is proposing to change out the lighting fixtures in the carports, stairwells, and garages to meet Kahler Glen Community Standards.. Several bids have been sought. Thus far the project estimates have ranged from \$10,000 - \$19,000. This is the big project for this coming year.

**Elections** –There was a motion to accept the new board members. Kaye Crandoll moved to approve, and Tony Chappa seconded the motion. Motion was approved. (Motion # 11-05-14-4) Those returning are Shari Bennett, Andi Main, Bill Hess, and Judy Edwards. Those elected are Nancy Graham, Jim Anderson, and Rebecca Wiggins. New offices are as follows: President – Shari Bennett, Vice President – Nancy Graham, Treasurer – Andi Main, Secretary – Bill Hess.

Minutes submitted by Bill Hess