

**Annual Meeting Minutes  
Kahler Glen Condo Association  
Saturday, May 18<sup>th</sup>, 2013**

**Call to Order: 8:05 am**

Board Members Present: Ted LaVigne, Jim Anderson, Becky Wiggins, and Lisa Hanson, Andi Main, and Julie Anderson,

**Quorum:** There was a quorum present (18 owners plus 16 proxies)

**Review/approve minutes** from May 5, 2012

Motion to approve the minutes by Ted LaVigne and Shari Bennett seconded the motion. (051813.1)

Opening Remarks:

**Treasurer's report – Andi Main**

\*Current assets – April 30, 2013

Checking -	\$ 1987.85
Audit Reserves-	\$ 7527.11
General Replacement Reserves	\$94, 123.22
Total	\$ 99, 912.48

\* Anticipated expenses: Chimney cleaning, paint needed, Reserve study (\$2500), Landscaping (G and complete H), refinish Spa

\* Andi informed about General vs Reserve expenses estimated expenses, and actual expenses and anticipated expenses were reviewed

\*Reduction or and new light fixtures have lowered electric costs by about \$700-800/year

\*Misc expenses were presented and explained. There was discussion about lighting, and painting , plumbing, and landscaping costs

\* No adjustment in dues needed. No assessments are anticipated.

\*Late fees: Past fees were \$10. A new \$25 late fee has been established. In addition 12% interest will remain unchanged.

\*Reserve study: There was considerable discussion. The budget is \$2500 Owners asked that an update be done this year.

\*Motions: Revenue Ruling 70-604: Andi Main proposed motion to pass, Carol Pierce seconded the motion . Motioned passed(9051813.2)

\* RCW 64.38.045: Andi Main proposed we pass motion not to do audit at this time, Jim Fossey seconded motion. Motion carried (051813.3)

### **Manager's report/maintenance report: Lisa Hanson**

Lisa went over her duties and reminded owners to check heat/air-conditioning settings. Projects completed: Painting, window cleaning, spa repair, Reminders about carports and checking hot water heaters. Earthquake stapes on hot water heaters are recommended. Thermostat replacement /furnace/air conditioning maintenance discussed. The Bennett's reminded about checking batteries yearly.

### **President's Report: Ted LaVigne**

#### **Old Business**

#### Work in Progress:

\*Background. Ted asked for owners to be more involved and take ownership.

\* Important topics: Green lighting, sustainability of railings and landscaping, reduced labor costs, efficiency, communication, and using professional services.

\* John Bennett and Don Masoero of Quality Control Constructions met with Ted in November. Jim Anderson informed owners of findings. Results: Corrosion and velocity, quality of pipes, and flow rates are all implicated... Affected condo units need to be re-piped and/or have continued maintenance Cost of replacing piping has not been established.

\* Jim Anderson reported on recommendation to have earth quake straps on hot water heaters and flex hoses inspected or replaced as needed (\$125/unit estimated cost)

\* Protocols established: Winter, power outage, roof snow load, and condo unit check protocols.

## **New Business –Future Projects**

\*Carbon Monoxide Alarms-  
Required of renters and if you sell your unit.

\*Sidewalk Repair- Repairing sidewalks vs putting in pavers

\* Hot Tub: Ecolab remote monitoring weekly (\$400/month) save 20 hr/month in maintenance.

\*Remote Alarm Systems for checking leaks in hot water and heat in units to reduce insurance costs

\*Heat Tape Protocol: Replacing heat tapes as needed to reduce costs and future replacements will be done correctly.

\*Painting:

Colors are outdated and affect property value. Volunteers called to form a committee and look into replacing trim color and /or entire

building color. Railings are a big cost yearly... Professional painters recommended to do the work.

\*Leaks in E building:

Cost was \$3,503.30. Protocol will be established to take care of any future leaks.

\*Current Contract with Resort to be re-negotiated.

\*Landscaping :

Motion was made for one time assessment of \$300 to finish landscaping. Motion was tabled for now. As suggestion was made to either spread the work over 2 years or utilize reserve funds to complete the project.

### **Other Business:**

Election of Board Members- slate unanimously approved

Continuing another year: Ted LaVigne, Jim Anderson, Andi Main, Julie Anderson, Becky Wiggins.

New member: Julie Burrage

### **Motioned to adjourn**

Ted LaVigne motioned to adjourn, Andi Main seconded the motion. All approved (051813.6)

Meeting Adjourned – 9:45 am

### **Next meeting:**

Not yet scheduled

Minutes submitted by Becky Wiggins

