**Annual Meeting Minutes**

**Kahler Glen Condo Association**

**Saturday, May 17th, 2014**

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

Board Members Present: Ted LaVigne, Jim Anderson, Andi Main, Torsten Arnold, Julie Anderson.

**Quorum:** There was a quorum present (28 owners + proxies).

**Review/approve minutes** from May 18, 2013

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

**Opening Remarks**:

Two new condo owners present – Lynn (F2) and Naish (C4) families

Introduced Gary Marks – our new Resort liaison

**Treasurer’s report – Andi Main**

\*Current assets – April 30, 2014

Checking – ($ 4,145.76) Landscaping check being held

Audit Reserves- $ 7,557.89

General Replacement Reserves $94,442.42

Total $ 97,854.55

\* Anticipated expenses: Completion of landscaping, tree trimming, heat tape replacement/repair on roofs, gutter repairs and cleaning, paint condo buildings and garages. Ongoing expenses: pest control, spa repairs.

\*Andi provided an update on the status of the landscaping project – almost complete. It was commented on by Carol Pierce and Kaye Crandall that no vote was taken during the last annual meeting regarding the completion of landscaping on an accelerated basis, and that the board spent more than the $5000 maximum over the 2013 budget to complete the project in two years instead of spreading the cost out over multiple years. Records were later checked, and it was found that a vote of the condo owners was done in July, 2013 and cost of $24,000 approved by a majority. Paid from the reserves. Voting results were emailed to the entire condo community on August 7, 2013.

\*Light fixtures – new garage fixtures were completed and we are seeing energy savings. Nothing in the new budget for additional fixtures for the carports and entryways – Andi was unable to find appropriate outdoor fixtures. Costs are coming down and more new products are coming on the market, will consider again at a later date.

\*No adjustment in dues at this time. The Board is looking to reduce dues in the near future, depending on the painting project and how costs from the new resort work out.

\*Reserve study: There was discussion about having a new Reserve Study done this year, as the last one was done in 2007. Jim Anderson took the Reserve study spreadsheet and updated it with current financial information and projections. It was noted from the floor that his updates should be sufficient to deem it an updated 2014 study, as it is not required that an outside firm prepare the report.

\*Dues in good shape – lien in place for one condo property that is behind on payments. Unit is/will be up for sale.

\*We are setting up new budget and P&L accounts due to the end of the resort maintenance contract and the outsourcing of many cost areas, which requires different tracking.

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

\* RCW 64.38.045: Andi Main proposed we pass a motion to waive the audit at this time. Treasurer is confident that the books are accurate and closely monitored, especially now that we have online access to the bank accounts. Rex Rathbun 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. She is checking condos 2x per month. She encouraged replacement of the old style thermostats. Cost is $100. Projects completed: furnace/AC tune-ups, carpet cleaning, dryer vent cleaning, and chimney cleaning. Upcoming projects: window cleaning, tree trimming, heat tape repair/replacement, gutter cleaning and repair, pest control. Ongoing: blow out carports and stairways. Reminded owners to check or replace hoses for icemakers. Hydrogen peroxide can be used in drains to clean them. There was discussion about the possibility of installing water sensors under the buildings.

**President’s Report: Ted LaVigne**

Objectives: two main areas we need to work on to increase property values/equity, increase street appeal and make the units appealing to buyers.

\*Controlling Homeowners Dues (HOD). Cancelled Resort contract in November 2013 – we are now on our own and are already seeing cost savings – i.e. $17,000 savings on hot tub maintenance due to remote monitoring, less labor intensive landscaping, reduced snow removal cost, reduced paving and asphalt repair cost. Having protocols in place to save on outsourcing is the goal.

\*Painting condos in a new updated color

**Old Business:**

Completed:

\*Landscaping

\*Protocols put into place

 - Condo Unit checks

 - Power outages

 - Roof Snow Loads

 - Remote Monitoring

 - Roof Heat Tapes

 - Water Damage – blowers purchased for in-home drying – do it ourselves, add more blowers this year. Look at purchasing pump.

 - 3x per year Landscaping maintenance

**New Business:**

\* **HOA dues** – work with the new community association and outside professionals to reduce costs

\* **Resort Feel** - wants more of a “resort feel”, a new marketing plan, a rebranding of the resort – Lake Wenatchee Golf & Ski Resort?

\* **Painting** - Several scenarios were available for using different combinations of the budget, reserves and assessments. One such option presented was a $15k cost per building, 2-3 buildings painted per year, using $30k cash in the budget, with $20k of reserves; or using reserves and a $1375 assessment, while dropping monthly HOA dues to $215. Discussed using reserves or a one-time assessment or both? Concerns noted about using reserves – could affect our insurance renewal. Concerns about assessments – real estate sales look at number/frequency of assessments. The consensus was to keep dues at $250 for now, and use reserve funds to paint half the condo buildings and one garage this summer.

Samples of paint colors were shown. A motion was made by John Bennett and approved that the board would decide on the color(s). Several scenarios were available for using different combinations of the budget, reserves and assessments.

Ted LaVigne made a motion to approve painting of the condos over 2 years – 3 buildings/year and keeping dues at $250.00 and using the reserves to pay for additional painting cost; James Edwards second the motion, all approved.

Note: Please advise the Community Architectural Committee of the actual paint color chosen. Advisory only, does not need approval – per John Greiner and John Killian.

**Community Association Report– Gary Marks**

Two types of services received – Umbrella and Member Services

Minimum profit – proceeds will be reinvested back into the community

Progress to Date: 1) defining boundary issues regarding common areas – i.e. condos shouldn’t pay for common areas – they are part of the umbrella

2) snow maintenance was reduced to $7500, 3) asphalt maintenance will be combined with common road maintenance – avoid patchwork.

Gary will be working closely with the condo board President to reduce costs, with the goal of improving the overall value of the property.

Wants more of a “resort feel”, a new marketing plan and some new amenities – ice rink?

Re-purposed gazebos, take out the old playground.

Question from the floor asked whom to contact now with condo issues or when requiring services-- When condo issues arise, advise Lisa Hanson first, then Lisa will contact Gary for handling.

**Other Business:**

Election of Board Members- slate unanimously approved

New Board Member: Curtis Lynn

New Officers: Treasurer – Jim Anderson, Vice President – Curtis Lynn, Secretary – Julie Anderson.

Officers continuing another year: – President - Ted LaVigne

Continuing Board members: Torsten Arnold, 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 prepared by Julie Anderson 5/21/14