

KGCA Note to Community – November 2017

As Fall turns to Winter and the Holiday Season arrives, we hope you are taking time to winterize your home or condo, put those snow plow poles/boundary reflector poles in place around your driveways, and prepare to enjoy your home and neighbors at Kahler Glen. Happy Holidays from the KGCA Board!

Next KGCA Board Meeting will be held Sunday, December 17, 2017 at 9 a.m. at the Maintenance Center Office. Community members are always welcome to attend.

The revised Kahler Glen Community Association website is now live! Members may access it by putting “Kahler Glen Community Association” in your browser.

Community members are encouraged to acquaint yourselves with the website and use it as your primary resource for Board minutes, Notes to Community, information on our various condo associations, resort, and athletic club, community documents, architectural standards, visitor information. We updated the information considerably and will appreciate community feedback to make improvements on an ongoing basis. Please send feedback to the Board at

board@kahlerglencommunity.org

Snow Removal Policy/Procedures

A drafted Snow Removal Policy and set of Procedures outlining roles and responsibilities, priorities, etc. is attached. Community members are encouraged to review this document in detail for a better understanding of how snow removal will be handled this winter.

Examples of areas covered in the Policy and Procedures:

SNOW REMOVAL OPERATIONS: The community services team has the primary responsibility for snow removal and has an organized team to address snow management activities. We do not have county snow management services at our disposal. Within Kahler Community, our equipment and our operators maintain the community streets and parking lots; and we contract services with private members to remove snow from their sidewalks, parking lots, driveways etc. Generally once you have signed up you are on our list unless you cancel and if you are new and wish to be added to our snow management list please contact Mike Britt at 509-670-0482.

In general, snow removal operations start when the community snow depth reaches four inches or when the community manager has determined generally unsafe conditions. On weekdays, weekends, and holidays, snow removal operations usually start after 6:00 am. The goal of the snow management efforts is to have community streets open and accessible by 9:00 am each day; however when snow accumulations occur as they do for long periods this is not always possible. Due to limited staffing, the community services team does not provide 24 hour service. Consequently, on days of accumulation exceeding 8 hour period members of the community need to be aware that around the clock 24 hour service is an unrealistic expectation; and each member is responsible for deciding if the conditions are safe for his/her travel to, from and within the community.

Priorities:

To assist in the allocation of available resources, the following priorities have been established for snow removal: 1) main roads and emergency routes; 2) maintain member parking lot areas beginning after 9:00am and once the members vehicles have been removed – no exceptions; 3) maintain walkways from community buildings; 4) maintain full time residence properties driveways etc.; 5) maintain snow activity areas – sledding hills etc.; and 6) maintain non-full-time residence properties driveways etc. once weekly prior to each weekend.

The policy & procedure outlines accommodations available for those with special needs, reminds each of us to be aware of the snow removal equipment and remember that the operator may not see you; get their attention before approaching the equipment either on foot or in your vehicle.

The community services team will make every effort to move the snow on upper Miracle Mile to west side of road away from member’s retaining walls. And between snow events and during spring the community services team will “bucket snow to other locations to minimize snow melt run

Garbage/Recycle Bin placement for winter: Garbage and Recycle bins will be place outside in the maintenance parking area under the sign that reads, “Surveillance Camera in Use” at the time of next pickup by Waste Management. Please help us assure that furniture, old appliances, old BBQs and hazardous materials are not deposited into our garbage and recycling bins. Additional surveillance will be installed.

KGCA/LLC Update: The following is an update from Paula Robinson, KGCA President:

We (KGCA Board) are not in negotiations to purchase the golf course. The Resort did offer to sell us the course in order to settle the current complaint the community has filed against them, however, the KGCA Board voted unanimously to reject that offer. The basis of our complaint is misrepresentation of warranties with items listed in the Purchase Contract when the KGCA purchased the property from KGGSR. We (KGCA Board) are seeking a monetary settlement to compensate for damages (past and future) due to these misrepresentations.

We (KGCA Board) are just at the very beginning of our negotiations, having just responded to their attorney's request for information and demand. In order to keep our community informed of any progress, updates will continue to be included in our monthly "Note to Community". Please be assured that the Board will engage the community on a larger scale at the appropriate time. All Board members are in agreement that community feedback is an important part of this process.

Community First!

Paula Robinson - KGCA President

Possible Mail Theft Alert - One of our Kahler Glen neighbors has filed a report of possible mail theft and cash checking fraud. A check they had been expecting never arrived at their KG mailbox and they were notified by their local bank that someone attempted to cash the check.

This time of year results in larger volume of mail/packages and increases the chance of mail delivered to the wrong address. **Be sure and track your packages. If you receive someone else's mail, just mark on the envelope "delivered to wrong address" and put back in outgoing mail. It will be redelivered without additional postage.**

November 2017 – Highlights of the Board’s current work:

***Restaurant Update- Neil Taylor:** The restaurant closed officially on November 22. Neil Taylor is leading the effort to secure a new restaurant tenant and is actively engaged with his committee in doing so. **If you know of potential tenants, please contact Neil at board@kahlerglencommunity.org.**

***October 2017 Financial Report: Dwight Miller, Treasurer**

Balance Sheet:

	Oct 2017	Sept 2017
CVB checking	\$ 4,783.15	
CVB water assessment	\$48,903.39	
GESA checking	\$ -4,667.21	
GESA savings	\$ 2,006.66	
GESA operational	\$ 7,755.27	
GESA reserve	\$54,376.85	
Total checking and savings	\$113,158.11	\$175,626 (\$62,468) draw down

Profit and Loss:

Total revenue	October		May-Oct	YTD Budget	Annual Budget
	Act.	Bud	Act		
	\$33,839.04	\$41,673.33	\$281,838.74	\$250,260.02	\$500,300
Total expenses	\$90,887.88	\$43,505.09	\$331,750.81	\$252,030.46	\$458,061

Major expenditures in October:

State Parks	\$ 7,500
Snow blade Equip	\$18,502.54
Liens	\$ 1,905.00
Resort issues	\$ 3,217.50
Legal	\$ 6,504.25
Professional fees	\$ 1,563.52
Total	\$39,191.00

Current Accounts Payable as of November 16th: \$23,242.44

Current Accounts receivable as of Oct 31	\$58,638.59
less KGGSR disputed items	(\$33,622.01)

Total potential recoverable A/R	\$25,016.58
---------------------------------	-------------

***Communications Report – Sue Hennessy**

1. New revised website is live!
2. Sue Hennessy monitors the Board’s email box routinely; Board members make every effort to respond to community members questions, concerns, and comments through personal responses and/or responding to the entire community via the monthly Note to Community. The Board receives, on average, 20-35 emails per month and a summary is presented monthly at the Board meeting.

***Infrastructure Committee Report—Lynn Withrow**

The Infrastructure committee has been reviewing the need to line Pond 18, including costs and options that will help keep the pond as a signature hole. This review includes checking for leaks (none found) of both the pond and the irrigation pipes. John Torrence engineering and various water experts have been engaged. Our next steps are to meet as a group and to prioritize our needs and expenses for 1-3 years. Committee members are:

John Christianson - Water issues/Roads
Rex Lund - Ponds
John Griener - Septic
Curtis Lynn - Water

***Winter Recreational Committee Report – Bill Miller**

1. Cross-country trail planning/grooming as discussed above. Priorities: Safety and access from water tower to Nason Ridge for snow-shoers.
2. Bill is working with Kathryn Demerritt and Duane Taylor on signage for cross country and snow shoe trails; they are working to reduce cross over points between the two to improve safety.
3. Sledding: The old groomer will be used this winter to pack the sledding hill in an attempt to improve safety and use. In addition, a parking plan is under development to manage parking along the road next to the sledding.
4. Ice skating: **Bill is seeking additional volunteers/substitute personnel to be responsible for the ice rink when Gary Schuster is away. Please contact Bill if you are interested.**

***Mailboxes – Bill Miller:** Bill thanked Richard Robertson for installing the new mailbox cluster. We are awaiting inspection by the Post Office before boxes in the new cluster can be assigned.

***Governance Committee proposal – Sue Hennessy:** Sue circulated and the Board approved the establishment of a Governance Committee to focus on three priorities this year: 1) Recruit potential candidates to run for the Board in Spring 2018 (three seats will be up for election); 2) Identify changes in covenants, rules, etc and prepare to present to the community for approval at the annual meeting; 3) Provide guidelines for chartering our committees, review charters and workplans, recommend improvements in committee processes as appropriate. This will be a small committee; **community members interested in serving on the committee should contact Sue Hennessy, committee chair, via the board mailbox board@kahlerglencommunity.org**

***Manager’s Report to the Board for November 2017–Gary Marks:**

1. Agreement with State Park for grooming of cross country trails is being put in place for this winter. Actual expenditure for last winter was \$18K; KGCA paid \$7500 as budgeted and \$4200 raised by Bill Miller via volunteer donations. KGCA has budgeted \$7500 again this year and will negotiate frequency of grooming and distances to manage within funds available. Bill Miller is the designated KGCA liaison to Ranger Rick. Community members are asked to go through Bill for all cross country trail planning this winter.
2. Gary supplied the Board with KG Environmental Impact Statement documents, our Small Water System Maintenance Plan, and drawings of site plans. These are important core documents for understanding what has been approved and built at KG over the years.
3. Gary presented a 10-year financially modelled proforma summary of major projects, their estimated costs, and years of implementation leading to an estimated deficit of \$1.1M over ten years to complete such projects. This led to a robust discussion of additional detail required by the Board to understand each project, options, range of costs from least expensive to most expensive options. The Infrastructure Committee needs to evaluate and validate each project and options and bring recommendations to the Board. Gary asked for considerable time with the Infrastructure Committee to accomplish this; Lynn Withrow, Infrastructure Committee chair will work with Gary to determine time the committee members can give to this effort.

***Comments from Community Members received at Nov. Board Meeting:**

1. John Greiner, LLC liaison to KGCA Board: Reminded the Board that its primary responsibilities are to govern according to the governing documents and to maintain, update, and improve the subsystems of our community. He urged the Board to focus on these activities and work to resolve longstanding issues with the LLC.
2. Jim Farmer expressed considerable concerns about the finances of KGCA and directed a number of specific questions to Dwight Miller, Treasurer regarding reserves, potential for future assessments, steps being taken to secure accounts receivable. Dwight responded to these concerns/questions. (Community members are encouraged to review Board minutes where additional detail can be found regarding the discussion.)

.....
Note prepared on behalf of the Board by Sue Hennessy, Board Communications

We encourage you to keep informed of happenings in the Lake Wenatchee/Plain area by subscribing to LakeWenatcheeinfo.com.....Check it out and sign up if interested in receiving regular updates.

P.S. Got a new neighbor? Sell your property? Change your address, phone, or email? Please help keep the Kahler Glen Community Association roster up to date. Email changes or corrections to board@kahlerglencommunity.org