

Kahler Glen Community Association Annual Meeting

June 22, 2019 - 10 a.m.-Noon

Lake Wenatchee Recreation Club, 14000 Chiwawa Loop Road, Leavenworth

MINUTES – APPROVED

Board members present: Neil Taylor, Rex Lund, Cary Ecker, Nancy Miller, Mike Hiller, Judy Kiesz, Sue Hennessy. Property Manager: Gary Marks

Neil Taylor, President, called the meeting to order at 10:05 a.m. on June 22, welcomed community members and guests, introduced the Board, and asked new members to raise their hands to be recognized. The presence of a quorum was affirmed from the sign-in register by Nancy Miller and Judy Kiesz.

Guest Presentations:

Update on Nason Creek and Nason Ridge Properties. Rex Lund introduced guests Mike Kaputa, Director of Chelan County Natural Resources and Jennifer Hadersberger, Project Manager. Mike noted that that the Dept of Natural Resources seeks to improve communication and community outreach with stakeholders in all of their projects and thanked KGCA for inviting DNR to this session. Mike handed out a map, Kahler Creek – Nason Creek/Wenatchee River, Chelan County, WA showing the project area of the Western Rivers Conservancy – Nason Ridge Conservation Area and the Nason Ridge Community Forest Management Plan, 2019 Planning Timeline.

Ongoing DNR projects focus on stream restoration and water quality in Nason Creek. Work done in collaboration with Western Rivers Conservancy is focused on development of the Forest Management Plan which is due to the State December 1, 2019. **Mike asked for volunteers from KGCA to join the Advisory Committee.** The Advisory Committee will advise on forest management plan, recreation interests, aquatic projects, communications with stakeholders, and ways to best partner with the 40 agencies and community groups engaged in this planning effort. **Rex Lund and Bill Miller volunteered.** (Tim & Mary Gallagher, community members, were not at this meeting but have been actively engaged in these efforts). **Community members interested in these projects can contact Rex Lund or Bill Miller and go to Chelan County, Dept of Natural Resources and Western Rivers Conservancy websites for further information.** John Christianson inquired about how roads in the conservancy area will be addressed. Mike Kaputa stated that they have an inventory of the roads and now need to decide which to keep and maintain and which to decommission. They are exercising caution in decommissioning in an attempt to understand stakeholder needs and respond thoughtfully in the planning process. Mike Hiller asked about the plan with Western Rivers. Mike Kaputa said that Western Rivers is the manager of the Conservancy for 3-5 years but seeks to establish who will manage the property in the long run. All partners are being asked to participate in planning and helping to secure funding. Bill Miller noted that the Yakama tribe is one of the partners.

Update on Fire Safety Programs in Lake Wenatchee, Plain, Kahler Glen communities. Rex Lund introduced Mike Piroto, Lake Wenatchee Fire & Rescue Fire Adaptive Communities. Mike provided updates on several programs. He described a Fire Adaptive Community as one which prepares for fire, weathers fires, and recovers from them. Programs such as Firewise, emergency preparedness, fire reduction, Emergency Ready-Set-Go, Alert Sense and planning for evacuation routes are all elements of the efforts to be a Fire Adaptive Community.

Mike described the Ready-Set-Go program and encouraged all community members to become familiar with the steps to take to be prepared to respond appropriately to the various levels of alert and evacuation notices that occur in forest fire situations.

Mike also described the Alert Sense program as the “Amber Alert” for fire alerts. This program focuses on development of a Vulnerable Persons Registry. The registry promotes communication between vulnerable persons, the people who support them, and emergency responders. The goal is to provide responders with quick access to critical information in an emergency. **Mike asked us to help provide the name and address of any person in our area you feel may benefit. They will contact the person to see if they are interested in joining the registry. Names and addresses can be sent to Mike Piroto, LWFR, Firefighter and EMT at email: ReadySetGo@LWFR.org To learn more about Alertsense, Google: Chelan County Alertsense or go online to public.alertsense.com/SignUp/public.aspx?regionid=1184** Links to these resources will be placed on the KGCA website.

Mike completed his presentation by noting that KGCA and the Fire & Rescue are working together to complete the Nason Creek Evacuation Route for Kahler Glen.

Community Accomplishments

Neil Taylor listed and recognized all of the volunteers who serve on committees to support our community. Neil noted that we are very fortunate to have incredibly talented people at Kahler Glen and could not accomplish all that we do without the talent and generous contributions made by volunteers. He also encouraged new members of the community to get involved and noted that some volunteer projects are short term and do not require commitments to committees. Neil also noted that Mike Hiller is our new Architectural Committee Chair, taking over from Julie Burrage who is moving away and has ably chaired the Committee for the past several years.

Neil also recognized our manager, Gary Marks, and our staff, partners at the Athletic Club, Golf Course, and Restaurant and their crews and thanked everyone for improving working relationships to enhance the Kahler Glen experience and to provide a welcoming environment for owners, guests, and the public.

A written summary of Community Accomplishments was distributed.

Current Events:

GESA Loan Reset

Mike Hiller provided an update and summarized the reset as follows:

*Our loan was a 5 year ARM and was due to reset in June 2019. The interest rate would have gone up to approximately 6.25%. We were able to negotiate a new loan at 5.25% saving approximately \$12K/yr or \$60K over the next 5 years.

*The July payment waiver will allow KGCA to retain approximately \$10K in cash.

*GESA agreed to waive their loan fee for this refinance, which saved us \$6K

*Additionally, they eliminated the requirement to maintain \$196K in a Reserve Account in recognition of our improved financial performance.

Mike also reminded the community that we do have a secondary note with a balance of approximately \$275K with Glenn Weeks.

Firewise Update

Bill Miller provided the report and included the following:

*Encouraged everyone to reduce landscaping near buildings to meet Firewise guidelines (published on our website).

*Keep track of volunteer hours that you put in to reduce fire hazards and send those hours to Bill or to the Board at kgcaboard@gmail.com. Those hours count toward grant awards to support ongoing Firewise programs.

*LWF&R had a grant last year that allowed them to purchase tools that community members can borrow to use on their home landscaping/firewise projects for fire reduction. Contact Lake Wenatchee Fire and Rescue to borrow. This year, LWFR has another grant to purchase a chipper and has hired 3 seasonal workers to run the chipper and support community projects. Individuals and groups can schedule use of the chipper and help of the seasonal employees at no charge. Chips have to stay on your property. The piles along Cedar Brae and Miracle Mile will be chipped later this summer in a community event – date to be announced. The Forest Service will not allow burning in this area.

*Bill thanked Kathryn DeMeritt who has volunteered many, many hours preparing areas in our community preparing piles for chipping. Kathryn also maintains the graphic Community Map distributed today. (Maps are updated as new owners join Kahler Glen and are housed on the KGCA website.)

*Emergency Evacuation Route – Nason Ridge. Rex Lund and Bill Miller are working with LWFR and other parties along the route to determine the routing, who has keys to the gates, improve signage, and clearing the route of trees, weeds, and other debris. These efforts will assure ready access to this evacuation route from Kahler Glen via Nason Ridge should we need to evacuate via this route. The community will receive updates via communications from the Board as this work progresses.

*The State Park is funding the use of a Brush Hog to clear Nason Ridge for cross country ski grooming. Bill shared a number of photos of debris clearing being done by volunteers recently and noted that additional volunteers are needed to continue this work.

*Tree thinning will be done along Miracle Mile and common property near 12th tee.

*Everyone needs to have a reflective sign on your home/condo that allows 911 to locate you in the event of an emergency. They can be obtained free of charge from LWFR or purchased on line. If you do not have a sign and need assistance in obtaining one, contact Bill Miller.

*Bill reminded everyone that Firewise is an ongoing and long-term set of activities focused on fire risk reduction. If interested in participating on the Committee contact Bill at 425-444-9598.

Document Roundup/New Business IT Platform Project

Sue Hennessy provided an update on this project. The goals of the project were to collect all KGCA documents and email from the past, assure that our business documents requiring retention were collected and retrievable, improve the security of documents and email. The focus has been on documents related to our business since 2013-14 to the present. Once collected, we also desired to create an electronic common IT platform for KGCA business that provides secure email, file sharing, file storage and retrieval, website support for our community. This project is nearing completion; i.e. file collection will be completed in the coming weeks, all files will be imported into Office 365 software which has recently been purchased & installed, all KGCA related email (Board and Staff) will be required to take place on the new email system eliminating community related email from personal email sites. Our website hosting company will serve as our IT system administrator and will assist the Board in updating the website and providing ongoing maintenance of this system. Christine Grienauer and Rex Lund have agreed to lead this project going forward.

Infrastructure Committee Update

Rex Lund introduced the Committee: Roads – John Bennett, Ponds – Rex, Septic/Sewer systems – Curtis Lynn, Water and Drainage – John Christianson. Rex reminded the community that we are basically a small city and that we have wonderful volunteer talent that helps to manage all of our assets.

2019 Goals and Objectives of the Infrastructure Committee: The Infrastructure Committee provides guidance and strategic recommendations to the KGCA Board to:

*Ensure effective management and maximize the asset life cycles of our critical infrastructure systems (Roads, Ponds, Sewer & Septic, Water & Drainage systems)

*Provide advice to the Board, Manager, and our Community Association

*Ensure appropriate levels of maintenance responsiveness, system integrity, customer service, safety, and regulatory/environmental compliance.

Each committee chair reported on their projects completed in the past year and projects slated for work/completion in the coming year. Those summaries are contained in the presentation materials which will be posted on the KGCA website. While every committee has been active and is completing assessments, fixes, and maintenance, the most significant is that the water system construction will be completed this year. The committee is working closely with regulators to assure that we meet all requirements to fully secure all of our water rights within the coming year. The community was thanked for patience and funding for this critical, multi-year, and expensive system. Our water is plentiful and quality is high.

The Infrastructure Committee documents and reports are housed on the KGCA website in the Community Members Only section. Owners who want access should contact the Board at kgcaboard@gmail.com

Treasurer's Report and Operating & Maintenance Budget

Cary Ecker, Treasurer summarized the report as follows:

*No increase in dues or assessments in budget for the coming year

*Significantly improved financial position (due to strong cost control, revenue improvement via reduced accounts receivable, and community approval of dues increase and assessments last year.)

*In August 2019, we will return to monthly dues billings. Those who wish to pay dues in advance are encouraged to do so.

*At end of last fiscal year (4/30/19), KGCA had \$276K in cash, \$2.1M assets, \$1.5M liabilities and equity of \$600K.

*Budget for fiscal year 2019-20: \$70K net income expected. Biggest issue is our debt of \$1.5M which results in costs of \$75K-\$80K/year and consumes a large portion of our budget.

Motion to ratify the 2019-20 Budget: Cary Ecker asked for a motion for the community to ratify the budget as approved and presented by the Board. John Greiner so moved and John Christianson seconded the motion. **The community approved the motion by a unanimous voice vote of those in attendance.**

Motion to approve the 2018 Annual Meeting minutes: John Greiner moved to approve the Minutes of the 2018 Annual Meeting as distributed with the Annual Meeting notice and posted on the KGCA website. Rex Lund seconded. **The minutes were approved by unanimous voice vote of those in attendance.**

Motion related to Actions of Directors and Officers: Neil Taylor asked for the following motion be placed before the community: All action of the directors and officers of the corporation on behalf of the corporation during the past year were ratified and confirmed, provided the actions were within the scope of the directors' and officers' duties and not outside the normal course of business of the corporation. Bill Miller so moved and Duane Taylor seconded the motion. **The community approved the motion by a unanimous voice vote of those in attendance.**

Proposed Amendment to CCRs

Neil Taylor provided an update on the voting that is underway electronically to amend the CCRs and recounted the history of the Board's attempts to achieve the high level of support of the community to amend the CCRs. This amendment would assess future buyers of property at Kahler Glen 0.5% of final purchase price at closing with monies going to KGCA to support ongoing community financial needs. The assessment also recognizes that others have paid over the years for the infrastructure and assets of the community that are present today. CCR amendments require that 67% of eligible voters must vote YES to approve this amendment. Members who have voted were thanked for doing so, those who prefer to vote by paper today were given a ballot to do so. Voting will remain open either until an adequate number of votes are received to pass the amendment or July 6, 12:00 noon as previously announced. Neil encouraged a YES vote and encouraged everyone to participate.

Board Candidates and Election

Board Candidates are **John Christianson, Anne Cole, Christine Griener, and Carl Middleton**. Bios of board candidates were provided to community members online and at registration for this meeting.

John Greiner moved to elect by acclamation all of the candidates presented by the Board. The slate of Board Candidates was unanimously approved by voice vote of those in attendance.

The meeting was adjourned at 12:00 noon.

Respectfully submitted,

Sue Hennessy, Secretary

