**Draft**

Kahler Glen Community Association Board Minutes
April 10, 2010

Meeting was called to order by Rex Lund at 9:00 am. Members Present: Rex Lund, Rob Casad, Dave Reynolds, Steve Johannesen, Kim Ronbeck, Tom Graham, and John Bennett. Absent: John Summers, Lynn Withrow.

Minutes of the March meeting were approved as revised.

Communications
Rob reported that he will be sending out the roster after the meeting. He sent a Welcome Letter to the new owners of Natapoc 203, Todd and Michelle Biggs. Rex suggested he also send out the Annual Meeting Agenda and info. Rob proposed we have a monthly or quarterly “Kahler photo” on the website, with appropriate annotation, and a calendar of upcoming events. He recommended increased communication space for the Vision Committee as it moves into action plans for the second year.

Septic
There are no current problems with the system. Rex reported that there is a filter that can be installed after a tank is cleaned (as scheduled) that will facilitate flow of the affluent into the system.

Finance
Dave reported that all but three owners are up-to-date. The 2010-2011 budget will not require any dues increases. The Annual Budget has been sent to homeowners. Dave suggested that we send owners the minutes after the Annual meeting--perhaps best an annotated copy of the Power Point presentation.

Roads/Trash
Steve recommended that we stay with the current budget. He suggested prioritizing additional requests for services as the year unfolds.

Water
All is well.

Architectural/Vision Committee
Kim reported no new activity in architecture but anticipates receiving one construction plan.

President’s Report
Last year’s Annual Meeting Minutes, the Annual Meeting Agenda, and the Annual Budget have been sent. Rex received a request from Bill Miller that we support a summer music event put on by the Rec Club. The Board decided that they should have a start-up fund for Community activities. A motion to commit $400 was moved, seconded, and passed (MSP). Rex called for more assistance with coffee and clean-up at the annual meeting. Volunteers needed. There will be a Board meeting immediately following the annual meeting.

Resort Business
John Bennett reported that the Resort had increased revenue year over year and that it was likely that the Resort would return a profit if activities continued at the current levels (rentals, resort services, restaurant, golf).

Vision Committee
John introduced Jan Donnelly and Lee Foster who presented the report of the Vision Committee which will be presented at the Annual Meeting. The Board MSP a unanimous endorsement of the report to the Community. It was suggested that questions be held until after the presentation and further that note paper be available for people to write questions which the committee can respond to during their next sets of meetings.

New Business
The Board reviewed and edited the Annual Meeting Agenda.

Meeting adjourned: 11:35 am April 10, 2010.