**Kahler Glen Community Association Board of Directors Meeting**

**December 11, 2010 at Two Union Square, Seattle, WA.**

**Meeting Called to Order at 9 am.**

Board members in attendance: Rex Lund, Pete Petesch, John Summers, Dave Reynolds, Steve Johannesen, John Killian, Rob Casad, John Bennett, Lynn Withrow

Non Board members in attendance: Jan Donley, Craig Almon, John Ward, and Davis Brodin

Motion to approve minutes was made by Rob. Corrections on spelling of Board member names from November 13 were made and seconded by Dave. Minutes were approved as written.

**Community reports**: Roster revisions are being made by Rob and will be emailed out asking for corrections.

**Septic**: John reports all is well.

**Treasurer**: Dave reports dues are in good shape. Two owners are 4 months delinquent. Budget is in good shape.

**Roads/Trash**: Steve updated that Waste Management has removed one bin by the restaurant due to its closure.

**Water**: Pete updated all monthly tests are passing and water quality is good. Avalanche zone contract is in place and will be activated as needed. We have a spare pump if needed and Bruce will have it repaired so that it is ready and available for use. Currently there are 2 pumps in use and this is the only backup pump. They run 24/7 and are 20 years old. The pumps are at the bottom of the well and we have a week of supply in the water tank. Pumps are near the event center. John Summers has maps of the water and septic systems in Kahler Glen. Bruce also has a copy and we need a secure site for all this data. We need a fireproof cabinet and Rob will follow up on what we need and the expense for storing permanent documents. Architecture Committee needs a drawer as well.

**Architecture**: John Killian reports one request from an owner for a front entrance change to avert ice damage. Dead trees have been removed in a number of places. John will be over there for the holidays and follow up. Progress is good. None of the private owners who were contacted by mail have responded about their trees.

**President’s report**: Rex suggests we post the first legal opinion which we have received. Rob moved that we post the legal opinion from Jeffers et al on the website. Pete seconded. Motion passed unanimously. John Bennett suggests we post it with password protection. Discussion ensued about how best to make it available to all KG residents but not the public, and after agreement on security issues the motion is withdrawn. The opinion will be available via Rob Casad as requested by owners. There should be a cover letter explaining the opinion, and Rex will be putting that one together.

**Resort update**: John Bennett shared that the request to investors was successful and owners have bought additional shares. The Resort (LLC) retracted its request for a special meeting in January. Dave moved we rescind our motion from November to have a special community association meeting in January. Rob seconded the motion and it was unanimously approved. The Resort has many issues ahead. Cross country trails have been set.

Steve requested additional info about the status of the resort finances. What is the gap in finances so we can understand the risk to the community for services in the future?

John responded that the LLC wants to meet with our reps and share the information. Steve, Rex, and Dave will be meeting with the LLC as public disclosure of Resort finances is not appropriate. John reported that investors have stepped up and cost cuts (restaurant closure) continue. (John Greiner, Lee Foster and Larry Olsen are the resort representatives.)

Rob asked about rescinding the discounts and free golf/trail fees to owners. Discussion ensued and this item should be addressed, from a financial and emotional perspective by the LLC Board.

**Old business**: Dave asked about prepayment of monthly expenses and John B suggests this is not needed or perhaps appropriate. Prompt payment at the beginning of the month would be appreciated. Dave moved we rescind the November motion to prepay. Steve seconded and the motion passed.

**New Business**: Rex asked John about the restaurant closure. How do we deal with the cards? The restaurant is closed until spring. The Resort suggests that the cards will be valued at $102 (7/12 already paid by the Community Association (May through November). Only one person has spent more than $100 and that will be left alone. The amount paid in to the community association to date is $102 per owner, which has been paid to the Resort. The cards will be usable when the restaurant opens and the credit on each card will remain open with no time limit until the funds in each card are exhausted. There will be no further payments from the Community Association for this item effective Dec 1, 2010. The May owners meeting should include a discussion to determine if future restaurant fees will be collected as part of the community dues. Dave brought up the cost concerns of this pass through and what about the additional $75 included in the current dues (total $175/owner)…annually, quarterly and monthly. Should this money go into reserves? Since it is a pass through, we need to credit each account and keep bookkeeping simple from an accounting standpoint. Steve moved we continue dues at the current level and then apply a $73/homeowner credit at the end of the fiscal year/April 2011. Dave seconded the motion. Vote was unanimous approval.

**Communications**: Rex shared that we need to review how to keep people informed. Draft minutes are being emailed to all owners and this has received a positive response. Dave brought up the need for a quarterly newsletter. Rob wants to maximize information not necessarily quarterly…but more frequently. There is an ongoing need for input/output to owners. Should we start with the minutes? Discussion ensued about neighborhood blogs, informal vehicles and interactive means. John Ward volunteered to help the Board in this endeavor. We would need to keep correct Board information available. Our minutes will be emailed out monthly from now forward. The Vision committee did an evaluation for a blog or other communication. Should this be a Board function? Athletic club and LLC send out newsletters that are excellent. Kahler Glen Resort does have a Facebook page that anyone can access. Pete will volunteer to work with the resort in the future to expand this avenue and to work with Rob from a KGCA perspective. The Vision Committee has pursued this methodology and Rob is part of that group. Rob will follow up with Carol Billesbach, who is the Chair of Communication for the Vision Committee, and seek a report back to the Board on appropriate options for keeping the community informed and that allow feedback.

Rex reminded us that the budget has to be put together for the May meeting. We need to look at services and review what drives our fees. Each committee chair needs to get their numbers together for Dave and those will be needed for the January meeting.

Rob moved that we recess to an executive session at the end of the meeting for the purpose of discussion of legal issues. Dave seconded and the motion passed unanimously. John Bennett was asked to excuse himself from the executive session before it began. He agreed but objected to this exclusion.

After the executive session, the group reconvened in the building lobby in case there were attendees with questions or comments. None were present. The next Board meeting will be at Kahler Glen on January 22nd. Dave moved we adjourn, Steve seconded. The meeting was adjourned at 12:45pm.

Respectfully submitted,

Lynn Withrow