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

**January 22, 2011 at Two Union Square, Seattle, WA**

**Meeting Called to Order at 9:10 am.**

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

Non Board members in attendance: Tom Hagen, Darren Stober, David Stober, Jim Anderson, John Ward.

Motion to approve minutes was made by John Summers. Minutes were approved as written.

**Community reports**: Roster revisions are being made by Rob and will be emailed out asking for further corrections. Rob proposed removing acreage information from the roster.

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

**Treasurer**: Dave reports dues are in good shape. One owner is five months delinquent, and there is a second owner who has been delinquent for four months. In general the Budget is in good shape. Legal expenses are below budget year to date, but we expect legal advice and costs will exceed the KGCA budget amount.

There was a Resolution motion that the Board approve actions of the President and selected Board members as the actions of the Board when seeking legal services.

John Bennett made a motion to table the discussion until executive council. Rob seconded it, and it passed.

**Roads/Trash**: Steve updated that Waste Management has been successful. Additional capacity is available in the front nine condo bins on the rare occasions when the restaurant bin is over-full. We encourage the community to break down boxes before dumping.

**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.

**Architecture**: John Killian reports that there are no new home proposals or plans to evaluate.

**President’s report**: Rex is waiting for additional information from the LLC for the annual budget review. Additional planning sessions will be scheduled relative to budget issues and other priorities.

**Resort update**: John Bennett shared that additional signage has been posted on the 16th fairway pond to warn against sledding and the hazards of the new pond. There is clear evidence of people sledding into the pond, and crossing the pond on very thin ice. John validated that there are a number of pressing issues for both LLC & KGCA to address & require planning.

**Old business**: None.

**New Business**: Lynn Withrow has submitted her resignation for personal reasons and we are grateful for her years of service on the board, and for the Withrow family’s great contributions to KGCA over the years.

We need to fill Lynn’s position on the Board, and Darren Stober has expressed interest in assuming Lynn’s position on the Board. Lynn was serving as both Vice President and Secretary.

**Motion**: Steve moved to appoint Darren to fill the remainder of Lynn’s position on the Board. This will be an interim role until the May meeting. Rob seconded. Motion approved.

**Budget 2011-2012**. Dave and Steve are pursuing conversations with the LLC to establish pricing for a variety of services and to complete a draft budget which will be approved by the community at the annual meeting.

Steve Johannesen is going to make another effort to consider third party proposals for snow removal services and to get competitive bids.

The Board discussed the restaurant charges and is exploring the possibility to potentially eliminate that as an annual charge subject to further discussion at the annual meeting. This will require a change to the covenants which can only be approved by a 75 percent community vote at the KGCA annual meeting.

**Community Meeting**: On May 14, 2011 the KGCA annual community meeting will be held at the Lake Wenatchee Recreation Center. Several proposals have been made to consider changes to KGCA covenants. Any proposed change to the covenants must be approved by a 75 percent majority vote in a community meeting. Given the polarization of numerous issues, and a need to exchange ideas and information prior to the meeting, there is a desire to hold several open “town hall” style of meetings to openly discuss proposals and top issues to be considered at the May meeting.

In May there will be at minimum of 4 positions available for re-election or new openings on the KGCA Board. Please consider joining the Board or nominate good candidates to ensure a spectrum of perspectives.

**Executive Committee Meeting Commenced**.

**Executive Committee Meeting Concluded.**

**Motion**: Rob submitted a motion to purchase a fireproof safe for critical community related records archival. John seconded the motion. Motion carried.

**Motion**: Dave Reynolds submitted a motion thataproposed amendment to the bylaws be presented at the annual membership meeting in May:

Section 2.2 of the Bylaws of Kahler Glen Community Association is rescinded and replaced by the following:

"2.2 Voting Power. There shall be one vote per residential condominium unit or platted house lot in good standing in the Corporation, except that Kahler Glen Golf and Ski Resort LLC and its successors shall have ten (10) votes and Kahler Glen Athletic Club and its successors shall have one (1) vote. In the event of a question the Board shall determine the voting status of any member."

Steve seconded. Motion carried 7 to 1 (Darren not present). John Bennett was the dissenting vote.

**Motion**: Dave proposed an addition to prior motion:

Similar amendments are proposed for covenants and articles of incorporation.

Steve seconded. Motion carried 7 to 1 (Darren not present), John Bennett was the dissenting vote.

**Motion**: Dave Reynolds submitted a motion to make a second change to covenants.

1. Section 1.21. 4 of the covenants of Kahler Glen Community Association “Resort Restaurant Subsidy/Credit” is rescinded.

Steve seconded. Motion carried. John Bennett abstained. Darren was not present.

*Note – this is to terminate the annual restaurant credit charge.*

**Motion**: Meeting adjourned at 12:44.

Respectfully submitted,

Peter Petesch