

**KAHLER GLEN COMMUNITY ASSOCIATION (KGCA)**  
**Minutes May 29, 2011 Board of Directors Meeting**

- A. Opening of Meeting** – For the initial meeting of the new KGCA Board, Mike Wandell presided as Chair, called the meeting to order at 3:35 p.m. at the Kahler Glen Event Center and declared a quorum present for the conduct of business. The Chair appointed Linda Wandell to take notes for the meeting.
- B. Board Members.**
1. The Chair announced that since their election or appointment at the KGCA annual meeting on May 14, 2011, the following Board members are present at the meeting of the new Board: John Bennett, Carol Billesbach, Jim Farmer, Carol Pierce and Mike Wandell. Also, although Bud Olsen was unable to attend this meeting in person he joined the meeting by telephone and is willing to serve on the Board.
  2. The Chair also stated that since the annual meeting, Rob Casad, Mark DeMeritt and Darren Stober have resigned. John Bennett moved to accept these resignations; the motion was seconded and passed by the Board.
  3. Each Board member was recognized to comment on his/her goals for the year.
- (a) Jim Farmer and his wife, Lynn Withrow, have been Kahler Glen property owners for 20 years. Jim's goals include assuring financial viability for the community and helping create harmony in the community. He and his wife have volunteered in many capacities, including most recently with Lynn serving on the KGCA Board.
- (b) John Bennett and his wife Shari have been involved in Kahler Glen since its beginning when they bought a condominium nearly 22 years ago. John has served twice as President of the Condominium Association; currently John is appointed by the Resort to the standing seat on this Board, has served on the Vision Committee and also is a Managing Member of the Resort. John's goals are to bring the two boards (KGCA and Resort) together, which should facilitate the community to agree. John also would like KGCA to consider contingency plans for services in the event agreement on the contract remains unresolved.
- (c) Carol Billesbach has been at Kahler Glen since 2005 when she and her husband had a condominium at Natapoc Village; they built home in 2009. She has served as Secretary of Natapoc and on the Vision Committee. Carol believes she can help bring the community together.
- (d) Carol Pierce has been a property owner at Kahler Glen since 1995. Carol served as President of the Condominium association for three years. Carol expressed concerns about the new Board's credibility with the community and hopes everyone can get

past the last annual meeting by encouraging others to fill the empty slots on the Board and join and work together to resolve community differences. Carol stated she is open to remaining on the Board despite some reservations.

- (e) Bud Olsen and his wife Connie purchased a home at Natapoc Village condos early. He served on the Natapoc Board for 4-5 years and on the Board of the Community Association for 8-9 years with Glen Weeks. Bud stated he believes communication is important for all members of the community and is interested in working together since Kahler Glen is the only viable resort on the east side of the mountains, other than possibly Suncadia.
- (f) Mike Wandell and family have been coming Kahler Glen for 21 years and we have had our own home for over 11 yrs. Mike headed the Vision Committee and his goals include the mission statement of that committee: to develop, support and improve the quality of life, harmony and financial viability of the community. Mike also stated he has concerns about the voting allocation at KGCA and a critical goal is to readjust the voting to better represent individual property owners. Further, Mike dislikes personal accusations and name calling and would like to foster an environment of more respect, particularly since negativity in public forums reduces the value and community enjoyment for property owners.

**C. Minutes and Financials from Annual Meeting.** The Chair mentioned that by email dated May 15, 2011 Carol Pierce wrote I assume "... that the outgoing Board will take care of distributing the minutes of yesterday's meeting and any other required materials...." The Board briefly discussed that this should include the financial information also required to be distributed under the KGCA bylaws. John Bennett will follow up to make sure this task is completed.

**D. Appointment of New Board Members.**

1. Pursuant to Section 3.5 of the bylaws, John Bennett nominated John Greiner to replace one of the vacant seats on the Board. Carol B seconded the motion. After discussion, the Board approved and agreed to John Greiner being a Board member. Carol Pierce and Mike Wandell indicated they wanted other people to be added to the Board, particularly people who are not investors in the Resort. Carol Billesbach asked Dave Thorbeck, who was present at the meeting, whether he would join the Board and Jim Farmer asked Lynn Withrow, who also was present. Lynn declined and Dave stated he would think about it. The Board tabled the discussion of considering adding additional Board members.
2. Pursuant to Section 3.2 of the bylaws, Mike Wandell moved that the number of Board members shall be reduced to seven (7) directors until such time that this Board

identifies additional people to serve and decides to increase the number. The motion was seconded and the Board approved the motion.

**E. Election of Officers.**

**President:** Jim Farmer nominated Mike Wandell as President; it was seconded and passed.

**Secretary:** Carol Billesbach nominated John Bennett as Secretary and John agreed to do only on an interim basis. The motion was seconded and approved by the Board.

Then John Bennett moved to defer electing **other officers** until the next meeting. The motion was seconded and approved by the Board.

**F. Other Business.**

1. The new President announced that at future meetings time will be allotted for comments from community property owners.
2. Carol Pierce indicated further discussion was needed about the unusual way the Board was elected. Carol expressed concern that each Board member needed to be responsible to the community association and all members of the community and what is best for the community as a whole and not the LLC. Mike Wandell stated that the process for the election was the same as it has been done in the past, other than there were more contested positions. However, Mike concurred that a better process is needed. Carol asked all Board members whether they will represent the entire community to the best of their ability and not the LLC. Mike responded to Carol by stating he would work for the entire community and that he has long wanted the community to have more of a voice and control over itself. Jim Farmer responded to Carol's question by stating that if his investment in the LLC doubled or went to zero his actions would be the same and that both organizations needed each other. Jim's goal is to keep both entities strong; however, Jim also stated he is not a shill of the LLC.

John Bennett, as the LLC representative to the KGCA Board, stated he has a clear legal fiduciary responsibility to the LLC but also to the community as a Board member of the KGCA. John stated he thinks it's a mistake to think one has to be hurt to benefit the other and he doesn't subscribe to one entity winning and the other losing – instead John believes there's a solution for all to win and wants to work together to find the solution.

John Greiner stated he has been a strong advocate of the LLC over the years and that one of his first priorities for the KGC is to develop a contingency plan if the Resort stops providing services to the KGCA. Once we establish those numbers then we can negotiate and there may be less animosity and hopefully decisions can be based more on realism and not on imagination.

Carol Billesbach stated the Vision Committee was trying to build a community but was asked to stop their work by the previous Board of KGCA and that we shouldn't want to destroy the community. Carol urges folks to keep talking .

Bud Olsen stated that it was up to everyone to work together and that both sides need to be winners.

Carol Pierce thanked everyone for their comments and stated she had confidence folks would represent the entire community to the best of their ability but thought it was important to state so.

- G. Next Meeting.** John Bennett mentioned that the 2<sup>nd</sup> Saturday of each month in the past had worked well; however, the new Board indicated it wanted to discuss meeting dates further. Mike stated he thought there should be another meeting as soon as possible. Board members conferred and set the next meeting will be on Monday, June 6<sup>th</sup> at noon in Seattle at a personal residence. John Bennett agreed to obtain a call-in number for community members who wish to attend the meeting.
- H. Adjournment.** John Bennett moved to adjourn the meeting; the motion was seconded and approved. The meeting was adjourned at 4:15 p.m..

**Prepared by Linda A. Wandell at the request of the Board**

**Approved by John Bennett, Interim Secretary of the Board**