**KGCA Board Meeting Minutes**

**11/19/2011**

**Teleconference**

**Members Present:** Mike Wandell, John Greiner, Carol Pierce, John Bennett, Jim Farmer, Carol Billesbach, and Bud Olsen (present from 8:55 AM to 9:20 AM)

Others Present: Bill Miller, Nancy Miller

**Call to order:** Co-President Mike Wandell established that a quorum was present and called the meeting to order at 8:35 AM PST.

**Minutes:** John G. made a motion to approve the minutes of the October 22 meeting as posted, Carol B. seconded it and the motion passed unanimously. Carol P. asked the board members to please send her a response when she sends out the draft minutes, even if there are no corrections or additions in order that she can assure the board agrees with them before posting on the website.

**Communications:** Carol P. reported that an owner had written concerning off leash dogs. This item is on the agenda for discussion under new business. Another owner wrote regarding the possibility of the board giving monetary Christmas gifts to the permanent staff of the resort. He asked that if the board decided not to do this, then they might mention it to the community, as well as mention a possible donation to Lake Wenatchee State Park. He subsequently forwarded a letter from Rick Halstead, Park Manager, which outlines ways that people could help the park. The board agreed that we should not send Christmas gifts to the resort staff and that Carol should post the Park Ranger letter on the website and refer to it in the Note to Owners. Another communication matter was raised by John B. who stated that Mike Britt will begin sending monthly services reports to the board. The first one was forwarded to the board just as this meeting began and has not been reviewed by the board.

**Treasurer Report:** Jim reported that Esther sent the monthly Profit and Loss Budget Performance Report and Bank Balances report to the board. The association’s non-profit charter was renewed with the State of Washington this month. The association was significantly under budget on several categories this month (October), including septic, legal and taxes. Dues assessments were over the budgeted amount with a number of owners catching up on their assessment payments. We are down to 12 owners in arrears with 9 owing over $1000. Two of them already have liens and Jim has been in contact with Michelle Green, the association’s attorney for lien placements, to begin placing leans on the additional 7 owners. The total amount that owners are in arrears is $23,700 and one owner owes over $7000. Several questions were raised by the board regarding liens. Jim reported that placing a lien costs about $300 but that this amount is added to the lien amount and recovered when the lien is satisfied. He said that liens are valid for 3 years and that they need to be renewed as the amount owed increases over time. He will pursue more information for the board from Ms. Green this month and report back. The total financial assets of the KGCA as of the end of October were $212,086.74. John G. moved and John B. seconded a motion to approve the Treasurer’s report and the motion passed unanimously.

**Other Reports:**

**Co-President report:** John G. reported on septic issues. 5 test pits have been dug and the soil analyzed. 3 locations were deemed not appropriate for drainage although a mounded field might be considered. This would require agreement by the Resort as it would affect the golf course. The engineers have talked with county officials and feel that there is a possibility that the county would “add bedrooms” to existing systems due to the resort nature of our community. We could justify this by showing that there’s a substantially lower usage than what the design can handle. There is already a meter on one system and a second meter may be needed to measure usage in the potentially affected systems. Measurements over the next 6 months will be done, looking particularly at busy holiday weekends, to see if the systems could handle additional flow. The board asked Carol to include information on water conservation and proper septic usage in the Note to Owners. It was also noted that the rental pool and others who rent units should be aware of and avoid abusing the “2 people per bedroom plus 2” policy. It appears that this policy is being frequently ignored.

**Garbage Report:** Bud has talked to Waste Management and to Steve Johannesen regarding the question of excess garbage during busy holiday weekends. There’s some confusion regarding the whole issue and Bud will delve in to it further and report back. He will ask Mike Britt to monitor the dumpsters over the holidays and tell us in his report if there is any overflow. The board asked Carol P. to mention breaking down boxes and to not put appliances in the dumpsters in the Note to Owners. Bud will research putting signs on the dumpsters to state that they are for KG owners/Guests only and violators will be prosecuted and to break down boxes and not dispose of appliances. He’ll ask Waste Management for input on this.

Carol B. made a motion to accept the above reports it was seconded by Jim and approved unanimously.

**Old Business:**

**Potential Board Members:** Mike suggested we strike this from the agenda as we’re half way through the year and lack any potential new members at this point. John B. mentioned that there is a new condo owner who may have some executive experience and be interested in becoming involved in community affairs. John B. will have further discussions with the new owner and report back next month.

**Community Governance:** Mike reported that there has not been another meeting with the Resort board. He opted to wait until after this meeting to make sure he had approval from the KGCA Board regarding the survey results and analysis that he would present, and also felt that any survey information presented to the Resort board should also be presented to the community at the same time. He feels some urgency in getting this information out to both parties. Mike wrote a summary of some of the survey questions that have direct impact on discussion with the Resort and Carol P. had done some editing of that summary. Mike asked Carol P. to read each section of that summary in to the record and asked the board for comments or corrections. After reviewing and discussing each section and agreeing on edits, Carol B. moved and Carol P. seconded a motion to approve the distribution of the survey “first look” summary to the community. The motion passed unanimously. The final form of the summary is attached to these minutes. Carol will tell the community about this in the Note to Owners and direct them to the website. Carol B. moved and Carol P. seconded a motion stating that the board approves the KGCA Board subcommittee to proceed with discussions with the Resort Board using the information from the survey as outlined in the “first look” summary. This motion passed unanimously. Mike will schedule this meeting as soon as possible.

John B. asked the board about the release of the answers to and comments about the “Resort Questions” in the survey. The survey stated to owners that these questions were posed by and would be reported to the Resort board. Mike was concerned about releasing any results to the Resort that are not at the same time released to the community. Carol P. proposed that the survey committee could take the answers to the Resort questions and separate them from the rest of the survey, along with the free form comments. They could summarize the comments and redact any names or identifying information, and then with the board’s approval they could post this on the website. John B. recommended password protecting this and volunteered to help Carol P. with this posting. Carol P. would also e-mail owners regarding this posting and explain that we’re releasing only part of the survey results now (the Resort question portion in order that they have them for an upcoming Resort board meeting) and the remainder of the results will be coming as soon as the board has had a chance to complete their analysis. The answers to the Resort questions were generally quite clear and require little analysis. Carol P. moved and Jim seconded a motion to proceed with the above the release the answers to the Resort questions (with prior board e-mail approval once the document is prepared by the survey committee) and at the same time post it on the website in a password protected format and inform the community by e-mail of the posting. The motion passed unanimously.

**Board lien policy:** Deferred to the next meeting due to time constraints.

**Status report on contingency planning:** Deferred to next meeting.

**Development of “as-built” document library:** Deferred to next meeting.

**New Business:** All but leash law enforcement was deferred to next meeting.

**Leash law enforcement:** There was detailed discussion of this topic in response to a communication from an owner. As a result of the discussion, Carol B. will research information regarding the policy, fines and mechanism for reporting violations of the policy and report back to the board at our next meeting. Carol P. asked that this be written up so as to be sent out to owners for their information. Carol P. moved and John B. seconded a motion to authorize Mike to spend up to $100 on two to three signs that will be placed at the two main road entries to the resort notifying people of the leash regulation and the need to clean up after your dog.

**Open Forum:** Bill Miller thanked the board for the removal of trees on Miracle Mile. He requested that monthly financials be posted on the website. He urges the board to release the survey results as soon as possible and feels that all answers and comments should be available to all owners, possibly with the removal of identifying information. He also mentioned that he’d asked the previous board about better signs on the ski trails advising that no dogs are allowed on the trails and suggested a snowshoe trail be developed that dog walkers could use. Mike asked Bill to bring a specific proposal to the board for discussion.

**Next Meeting:** The next KGCA board meeting will be on Saturday, December 31 at 9 AM at the Kahler Glen Conference Center.

**Adjournment:** Carol B. moved and Carol P. seconded a motion to adjourn and the motion passed unanimously. The meeting was adjourned at 11:08 AM PST.

Respectfully submitted,

Carol Pierce

Secretary