**Kahler Glen Community Association Board Meeting Minutes**

**October 22, 2011**

**Teleconference**

**Members Present:** John Greiner, Carol Billesbach, John Bennett, Carol Pierce, Bud Olsen, Mike Wandell, Jim Farmer

Others present: Nancy Miller, Bill Miller, James Edwards

**Call to Order:**

The meeting was called to order at 8:33 AM by Co-President John Greiner.

**Minutes:**

Carol B. moved and Bud seconded a motion to approve the minutes of the September 17 meeting

as distributed and the motion passed unanimously.

**Officer Reports:**

**Communications:**

Carol P. reported that there were no communications of significance this month other than those related to the survey.

**Treasurers Report:**

Jim reported that there continue to be some shortfalls in revenue due to delinquent owner payment of dues and that in general we are within budget with regard to expenses. The current account values are approximately $101 K in Cash Management Account and $95.6 in Replacement Reserves. With some additional small assets the total assets are approximately $206. He has not been in contact with Esther regarding current liens or determining the necessity for any additional liens on members who are in arrears on their dues assessments. He stated that he would have information on this for the board at our November meeting.

**Co-President Report:**

John G. reported that a storm water relief line (about which he had advised the board earlier in the month by e-mail) has now been installed by Bruce Week and crew.

The Architectural Committee received a request by an owner to put in stakes to prevent winter snow storage on a particular area of concern to this owner. After investigation, the property under discussion is not owned by the party making the request. The Architectural Committee recommends to the board that this request be denied. Carol P. moved and Jim seconded a motion to deny the request to place the proposed stakes. The motion passed unanimously.

 A tree that is leaning with its root ball exposed on the uphill side of Miracle Mile has been scheduled by the Resort for removal by Bruce once he returns.

Torrence Engineering has dug test pits for the proposed new septic systems and no report is yet available on the results of these tests. Mike Britt’s quarterly septic report indicates that 6 septic systems were pumped yesterday and that there are 2 tanks that are very deep and inspection of them will require breathing apparatus. The cost of this has not yet been determined but John G will work on getting an estimated amount.

John G. moved and Carol B. seconded a motion to approve the officer’s reports and the motion passed unanimously.

**Old Business:**

**Potential Board members:**

There were no new potential board members reported.

**Status of Community Survey:**

Carol P. reported that the survey was sent out on October 4. There have been various issues regarding kick-backs of e-mails and some owners not receiving the survey despite the committee not receiving notice of these e-mail failures. Carol P. and John Ward have been working on this and two additional e-mails have been sent to most owners to help clear up some of these issues. The committee is reasonably certain that the majority of owners have either received the link or received the information they need to participate. There were also a number of owners who exited the survey without completing it and Carol P. has assisted those who contacted her so that they could again enter the survey. The current plan is to send one more e-mail near the end of next week with a deadline of about Oct 31/ Nov 1. Once the deadline has passed, the committee can quickly supply the board with the raw data they require for use in talks with the Resort board. In addition, the committee will work on putting the data together for distribution to the community.

**Community Governance/Attorney questions:**

Mike reported on the meeting of the subcommittee of the KGCA board with representatives of the Resort. Mike, John G., and John B. (member of both boards) met with Larry Olson, Kevin Ostic (both Resort board members) and Tom Graham. The KGCA attorney, Gary Ackerman, was also in attendance. Mike had invited Gary after being informed of Tom Graham’s planned attendance. Tom is not a Resort board member and he is a lawyer. Mike felt that we, the KGCA, needed to have a legal representative in attendance. Mike contacted several KGCA board members prior to asking Gary Ackerman to attend, as there is additional expense, and he received positive responses.

Mike felt that the meeting was a good start to negotiations. The Resort representatives seemed unsure at the onset of the meeting as to the expectations of the KGCA board. After discussion they seemed more comfortable with the process and assured that we are willing to work with them in development of a plan that all hope will be acceptable to both the Resort and the community. Mike said that Gary Ackerman’s presence was very helpful, particularly in his presentation of his ideas regarding his suggested “grand bargain”. No specifics of any potential agreement were discussed as this was an introductory meeting, but the persons in attendance agreed to meet again in the near future to continue discussions. It was also agreed by those in attendance that there would be no minutes or written records kept of this initial discussion. The sub-group’s report to the KGCA board is the summary as recorded in these minutes.

John G. and John B. agreed with Mike’s perceptions of the meeting. After discussion, the board decided to have Mike contact the Resort board and sub-committee members to set up a meeting for the week of Nov. 7. By this time we should have closed the survey and have some preliminary information to present regarding the results. There was discussion regarding including another board member, possibly Carol P., in these meetings. As she has moved to Arizona for the winter, this would be logistically difficult. She has agreed to be available by telephone. After this meeting, a second one would be planned for some time after our board’s Nov. 19 teleconference and before the Dec. 10 Resort Investor’s meeting. The hope is to have a more concrete set of ideas/options developed to present to the Investors by the time of that December meeting.

**Contingency Plan:**

The group working on the contingency plan is waiting to proceed until there is further information as to whether the Resort will be a purveyor of services in the coming year and what develops in the negotiations with the Resort. They have done some preliminary work looking at potential property management services.

**Development of “as-built” document library:**

John G. reports that the documents regarding the road locations are complete, some drain field locations are in question due to missing benchmarks, and work on the water line as-builts will resume in the spring with Carol B. taking on this project. Some/all of the water lines may be marked with metal wire and Bruce W. does have a metal detector so they may be traceable from above ground.

**Lien Process development:**

Mike reported that he has written a draft policy but due to his time out of the country and then a power outage he didn’t get this e-mailed to the board until just before the meeting. He reviewed it briefly and asked that the board members read it and send him their possible edits within the next few days. One question that was posed was the possibility of using the number of days delinquent (30, 60, 90 etc.) as opposed to a set dollar amount to trigger actions by the board. Mike will review suggestions from the board and then send out a revised draft policy. Once the board has approved it he’ll present it to Gary Ackerman to assure that it follows the applicable laws. The board members concurred with this legal overview. As soon as that has happened, it will go in to affect. Carol P. asked that action not be delayed on the current accounts that are significantly in arrears as they need addressed regardless of the new policy.

**New Business:**

New business items on the agenda had been previously discussed under old business.

**Public Forum:**

Bill Miller reported that a group of local people and state park employees are working to clear brush from the Nason Ridge Trail in preparation for cross-country ski trail grooming this winter. He also mentioned that the KGAC has some new membership types and rates and these are posted on their website.

**Adjournment:**

Mike moved and Carol P. seconded a motion to adjourn the meeting at 11:12 AM and the motion passed unanimously.

Respectfully submitted,

Carol Pierce, Secretary