**Kahler Glen Community Association Board Meeting Minutes**

**September 17, 2011 8 AM**

**Kahler Glen Event Center**

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

Member Absent: Bud Olsen

Also present: Nancy Miller, Bill Miller, Kaye Marks

**Call to Order**:

The meeting was called to order by Co-President John Greiner at 8:13 AM.

**Minutes**:

Mike moved and Jim seconded a motion to approve the minutes of the August 13, 2011 meeting. The motion passed unanimously.

**Communications Report**:

Carol P. reported that several e-mails had come in shortly after last month’s meeting regarding failure of owners to receive the e-mailed annual invoice for their KGCA dues. She forwarded these e-mails to Jim (Treasurer) and Esther. Some of the owners also noted problems with communication with Esther, in particular her lack of or slow response to e-mails and calls. Jim will talk to Esther about this issue.

**Treasurer’s Report**:

Jim handed out an August 2011 Profit and Loss Statement. We are ahead of our YTD budget by $26,997.67 as we only spent about $20,000 of the $50,000 budget for road maintenance. Because of delinquent dues, income is $103,152.07 vs. YTD budget income of $115,300. As some owners pay ahead, the income shortfall is even greater than reflected in these numbers. Our bank accounts as of 8/31/11 had $95,600 and $73,213.

John G. presented a bill received from Bruce Week that had to do with repair of a water leak. The leak was in a line on a homeowner’s property after it branches off the common line and this expense would normally be charged to the homeowner. However, there was some additional expense because this fresh water line ran very close to a common community sewer line, necessitating additional work in order to facilitate repair of the water line. John G. recommended that KGCA split this bill ($803.42) with the homeowner. Carol P. made a motion to split the bill with the homeowner, Mike W. seconded the motion and the motion passed unanimously. John G. will contact the homeowner with this information and insure that KGCA’s portion of the bill is paid.

Jim presented an A/R Aging Summary. He mentioned that some of the people in arrears have paid up since the report was printed. He identified on the report 19 owners who were at least 2 months in arrears and 7 owners who owe in excess of $1000. He suggested a policy that would include a personal call from the treasurer to any owner who is 2 months behind in their dues and that a lien be placed on owners who are over $1000 dollars. After extended discussion of our options, Mike volunteered to write a policy, taking in to consideration the by-laws as well as the applicable RCW’s. John B. will develop a spreadsheet regarding the required 18% interest that must be charged according to the by-laws. Jim will find out which properties already have liens and institute the lien process on properties that are over 90 days in arrears, after assuring that appropriate notification of owners has occurred. The board will discuss this topic at the next meeting in order to approve the policy ruling that Mike W. will have written.

Jim proposed that at the beginning of the fiscal year a hard copy of the annual invoice is sent to all owners. The board agreed.

**Storm drainage**:

John G. reported that he’s going to ask Bruce to make sure all the ditches and storm drains are clear before the crew is gone for the season.

**Old Business**

**Potential Board Members**:

 No new potential members have been identified.

**Community Governance/Attorney questions**:

Mike reported on his discussions with Gary Ackerman and Mike previously sent the board the legal responses to our questions. He discussed the “Grand Bargain” that was proposed by Gary.

Carol P. moved that our board invite the Resort board to a meeting of available members to discuss topics of mutual interest including community governance/voting. John Bennett seconded this motion. No vote was taken (it was overlooked, not purposefully omitted), but no board members objected. Mike Wandell will contact the Resort board to arrange this meeting. There was discussion regarding whether or not the discussions with the Resort board would constitute a board meeting and whether this would be an open meeting. Mike Wandell will contact Gary Ackerman, the KGCA Board’s legal counsel, to determine the legal and proper way to handle this. He will then proceed based on Mr. Ackerman’s recommendation.

**Community Survey**:

The board decided to make this Sunday evening the final time the board members may submit proposed changes or questions for the survey. Carol is then to adjust the survey as she sees fit and proceed with finalizing it for publication.

**Contingency Plan**:

John G. reported that the basis of the contingency plan is to develop a “stand alone” plan to deliver services to the community in the absence of provision of these services by the Resort. Kaye Marks and Nancy Miller reported on their discussions with members of a number of local communities regarding their service providers and fee levels. Among the communities visited were Whispering Pines, Chiwawa River Pines, Stellarwood, Idlewild, Fish Lake, Telemark Lane, Ponderosa Pines, and the North Shore. They found that there are a wide range of sizes of communities and the services they purchase vary from one to the next. They presented some of their findings in writing. Most communities have either private septic systems or sewer systems (as opposed to our community systems). Some have county roads with county snowplowing. To compare rates, all of these factors have to be taken in to account. Nancy and Kaye felt that there are many service providers out in the community that could be called upon should we need them for the various services. John G. and his committee will continue to work on this and hope to have a formal report available by the time of the next annual meeting. One of the next steps for the committee is evaluating the options regarding management of multiple maintenance contracts and the potential cost of management services. John G also noted the risks involved in requesting specific bids from service vendors before we know if we are going to need them. Repeatedly asking them to take the time to develop specific, detailed bids and then not acting on them could alienate these businesses.

**Developing “as-built” library**:

John G. is concerned that many of the drawings of infrastructure elements (domestic water, septic, water, electric) here at Kahler Glen are inaccurate. The drawings were made up before the law was more specific about the requirement of accuracy. John G. will continue to work on this with Bruce and staff to try to determine areas where they know there are errors and modify the drawings to reflect these corrections. The PUD may be helpful to us in correcting drawings regarding buried high voltage power lines in areas, especially where we know there are errors. John G. will follow up with the PUD.

**New Business**

**Status of Service Agreement**:

John B. reported that the Resort is not ready with a proposal at this time. He also reported that Kevin Ostic and Larry Olsen will not be retiring from the board at the end of the year as previously reported.

**Septic Consultant Proposals**:

John G. presented bids from both Pacific Engineering Design, P.L.L.C. (Wenatchee) and Torrence Engineering, LLC (Cashmere). They have both been on site and feel they can do the required septic design work. John G. is confident in the quality of service of both firms and the Torrence bid was lowest. Carol P. made a motion that we proceed to contract with Torrence Engineering to develop the proposed septic system. Carol B. seconded the motion and it was approved unanimously.

**2010 KGCA Board acreage and voting determination**:

John G. brought up the decision made by last year’s board regarding acreage and voting power. While some current members disagree with the determination, the board decided to leave this as it stands. The upcoming discussions and potential negotiations with the Resort board may result in a change in the voting structure and override the previous board’s decision.

**Propane tank at the Restaurant**:

Jim brought up a concern regarding the propane tank at the restaurant that is not screened as is required of all propane tanks in our community. Jim made a motion that we ask the Resort to screen, beautify or move the propane tank by the restaurant, Mike seconded the motion and it passed unanimously. John B. will take this request to the Resort board.

**Public Forum**:

Bill Miller reported on the Athletic Club Fundraiser and thanked the KGCA for its support.

**Next Meetings**:

October 22 meeting has been set as a teleconference (due to two members moving to the Southwest for the winter) and the time has been changed to 8:30 AM.

In November, the meeting will also be a teleconference at 8:30 AM on November 19.

The December meeting will be December 31, 9 AM at Kahler Glen.

Carol P. will post the meeting times, sites and teleconference numbers on the website.

**Adjournment**:

The meeting was adjourned at 11:10 AM.

Respectfully submitted,

Carol Pierce, Secretary