**KGCA Board of Directors Meeting Minutes**

**3-17-2012 9 AM**

**Teleconference**

**Board members present:** Jim Farmer, Carol Pierce, John Greiner, Carol Billesbach, John Bennett, Mike Wandell, Bud Olsen

**Also present:** Bill Miller, Nancy Miller

**Call to order:** The meeting was called to order at 9:03 by Co-President John Greiner and he established that a quorum was present.

**Minutes:** Carol P made a motion to approve the minutes of the February 11, 2012 meeting and it was seconded by Carol B. The motion passed unanimously.

**Treasurer’s Report (Jim Farmer):** There were only minor budget variances for February, mostly due to timing. Revenue was off by $1.5k, while Septic $($1.4k), Trash ($1.2) and Insurance ($1.6K) were all to the good. The net result was $4.3K positive to budget. Our total cash/reserves are $215,000.

We had 5 delinquent accounts over $1000. One account is now paid in full. A second account currently has about a $2200 balance and the owner has agreed to a payment plan of $500 per month until the balance is paid off. A third account is delinquent about $8500 (two properties) and there is an existing lien. Our attorney is in the process of updating that lien. The remaining two account holders have not yet been reached but Jim is continuing to work on this. One of these properties is the one on which the condo association is pursuing foreclosure and the condo association’s lawyer did not think that our joining in this action would be appropriate.

**Communications report:** No recent communications to discuss.

**Storm water:** John G reported that he sent an e-mail to the Resort on 2/23 regarding the pond on hole 16, advising them that KGCA  will share in the maintenance responsibility of this feature only after all approving agencies have signed off and the permit has been closed.  Until that task has been completed, the Resort will have the sole responsibility for any work required to close the file.

**Architectural Committee:** John G reports that it would be prudent to get noxious weed letters out to owners of offending lots around April 1. This would ensure that the 30 day window that is required for notification would be complete before the weeds go to seed. Carol P asked that the names/lot numbers of problem lots be sent to her and she would mail out the letters. John G will follow up on this.

**Septic:** John G contacted Pump Tech of Wenatchee and they estimate a cost of about $500 to evaluate the tanks that cannot be visually inspected and require special apparatus. John recommends we put this in the coming year’s budget.

**Contingency Plan:** Four possible candidates for management duties at KGCA (if we were to require this and no longer be contracting with KG Resort) were contacted. Two of these candidates now have full time jobs and are eliminated. A third party has expressed interest in further discussion and a fourth party has not responded yet to calls.

Mike made a motion to approve the officer’s reports and Carol P seconded the motion. The motion passed unanimously.

**Old Business**

**Bow Hunting:** Mike made a motion to make a rule that adds archery devices and air powered weapons to the firearms prohibitions at Kahler Glen. The rule would then read “The use of firearms, explosives, archery devices or air powered weapons is prohibited.” This same wording will also be recommended as a covenant change when we next vote on changing the covenants. Carol P seconded the motion and it passed unanimously.

**Flag replacement/lighting:** John G reported that he has found a light for the flag that is a halo device that is placed on top of the flag pole and the light goes downward to the flag. This is a solar device that would cost about $90. After some discussion, it was decided that John G would purchase the device and put it on the Haight Memorial flag for the board members to view. If this works well and does not seem to emit excessive that might bother nearby condos and homes, then a second unit could be purchased to light the flag by the tennis court. Jim has the new flag and he will proceed with getting it hung as soon as possible.

**Snowshoe trails and signs and cross country trail signs:** Mike ordered the cross country ski signs and he has not received them but they may be at the clubhouse. He will follow up on this.At this time the proposed snow shoe trails have not been developed. Mike suggested that Kathryn DeMeritt be asked to help with the development of snow shoe trail signs as she had previously volunteered to make the cross country ski signs. He will contact her.

**First Responder Update:** AED unit training was held with over a dozen attendees at the KG Athletic Club on Feb. 25. All were certified. The new AED was installed in the KGAC. There has been some difficulty in finding replacement pads for the existing unit at the restaurant and John G will contact Kim Ronbeck regarding this, as he was involved in the original purchase of the unit and may have a source to use for the pads.

**MOU:** Mike and John B will get together again before the next joint committee meeting and update the document before further discussions.

**New Business**

**Reduction of cross country grooming:** There was an extended discussion regarding potential ways to decrease the costs of cross-country grooming at Kahler Glen, as well as concerns regarding the fees currently being charged by the Resort. At the conclusion of the discussion, it was decided that this whole topic will go back to the joint committee for further negotiation. One request we’d like to make of the Resort is to determine what they will charge us per “unit” of grooming (e.g. per hour, per kilometer, or other measure) so that we can adjust the service levels appropriately to fit our budget.

**KGR assessment reduction:** The board agreed that this topic needs to be a part of the joint committee discussions.

**Operations demand account/new accounts:** John G is in the process of establishing accounts with two of the main vendors that Bruce uses in Wenatchee for part/supplies. This will help to speed up payment to these vendors and would avoid the 15% mark up to the Resort on these purchases. Mike and Jim will sign the credit applications. There will be a job name assigned to each of these purchases for tracking purposes.

**2012 Services agreement/report format:** The Resort has responded to John G that they are concerned with the reporting format we’ve proposed and further discussion is needed on this topic. John G will set up a joint committee meeting to discuss this topic and the cross country skiing issue, as well as any other issues remaining on the service contract.

**2013 Budget/Initial review:** Jim has not yet prepared a draft budget. He will do this and send it out for board review by March 22. If an additional board meeting is thought to be needed before our next regularly scheduled meeting, John G will schedule this. The budget needs to be ready for board approval by our April 14 meeting.

**Insurance Policy:** Jim reported that our insurance agent has recommended increasing our general liability coverage. We currently have $1 million/occurrence, $2 million aggregate for general liability at a cost of $1200 per 6 months, with an anticipated increase in premium of $650/year to double this coverage. Our Directors and Officers coverage is $1 million and Jim did not have the premium rates available for that. The board asked Jim to get more information and bring this topic back to our next meeting.

**Public Forum:** Nancy M had a question regardingthe hole 16 letter to the Resort which was answered by John G.

**Next Meeting:** April 14 at 9 AM via teleconference.

**Adjournment:** Mike made a motion to adjourn and Carol P seconded the motion. It passed unanimously. The meeting was adjourned at 11:07 AM.