Kahler Glen Community Association

Board Meeting Minutes

October 13, 2012 – 8 a.m. – Kahler Glen Conference Center

The meeting was **called to order** at 8:02 a.m. by President Michael Wandell.

Also present were: John Greiner, Dave Reynolds, Jim Farmer, Nancy Miller, Carol Pierce, Carol Billesbach, and John Bennett for the Resort.

Mike Wandell declared that a quorum was present.

Minutes: It was moved by Nancy Miller to **approve the minutes** of the previous meeting as presented; motion was seconded, and passed unanimously.

**Communications**: Carol Pierce reported:

* Letter from Thom Cook regarding timing of CA payments to KGR has not been replied to; Mike W will reply
* Letter received from Darren Stober re fire covenant: Mike replied and the issue will be submitted to the community for consideration at the May annual meeting.
* Yard sign complaints: none received; John G suggested that the covenants be revised to be in accord with RCWs on this matter; by consensus, it was agreed that this should be done and presented to the annual meeting along with other covenant revisions.

**Treasurer’s Report**:

* Jim Farmer presented the updated budget figures to date.
* By teleconference, the Board consulted with KGCA’s Wenatchee attorney regarding lien process and foreclosure options in the cases of major dues delinquency. John Greiner moved that the Board begin foreclosure action on the largest delinquent account by seeking a litigation guarantee from a title company. The motion was seconded by Carol B and passed unanimously. A letter will be sent to the relevant property owner.
* Jim Farmer will contact the title company.

**Infrastructure**: John Greiner reported that

* Storm water: cleaning of water hazard pond on #10 has begun.
* Septic:
	+ Meeting with Tom Guthrie for the county indicated that the county is leaning toward permitting more homes on the septic fields; they will not decide until they have inspected the Operations and Maintenance Manual.
	+ Distinction between ‘side sewer’ and community septic system was defined. Carol P said that the condo association makes a similar distinction, and has precedent establishing financial responsibility for repairs based on that distinction. A home-owner will be advised of the Board’s position and that late fees will be charged on amount owing. John G will write a letter advising the homeowner. Action approved by consensus.
* Hydrants: maintenance is done and clearances are established; winter crew will be reminded to maintain the glide circle (cleared area) around each hydrant to allow the connection and operation of fire-fighters’ tools.
* Well: road was cleared up to the wellhead.
* Architecture Committee: recommendation received that Wildland Home Protection (Cashmere) audit the site, which is a free inspection providing that they provide identified needed services. Larry O indicated that KGR will cooperate. Information will be used to make homeowners’ aware of fire protection issues. John Greiner moved that we continue the conversation with Wildland and arrange an audit. Second by Carol B; passed unanimously.
* AED: continues inoperative. It was suggested that Kaye Marks be asked to contact Cascade Medical to see if they can help with this; Nancy will contact Kaye. Mike W will go by the Pro Shop and inspect the unit re the condition of the paddles. (Note: Mike was told by Brett (KG Pro Shop) that the [Chelan County Fire Protection folks](http://www.yellowpages.com/leavenworth-wa/mip/chelan-county-fire-protection-districts-district-4-ponderosa-7097611?lid=7097611) recently visited, replace worn parts including the pads, and that the AED was judged (by them) as fully functional).

Regarding hydrant maintenance, Dave R added that the report will be kept in John G’s files. Cary Eller assures us that there is sufficient pressure. John G added that the hydrants require annual inspection, and this should be a budget item. John G pointed out that the current id flags interfere with the operation of the hydrants, and presented several options. Dave moved that KGCA purchase 15 stainless steel 53” identification flags with reflective decals for the fire hydrants; Carol B seconded the motion; passed unanimously.

Dave reported that the meter is installed at the wellhead. Cary Eller noted continuous running of pumps; the issue was discussed re accounting to the state for diversion of water. KGR will have to install meters to measure outflow, in order to make data from KGCA pump meaningful re domestic water usage and system losses.

Carol B reported that the estimate of the cost to chipseal seems rather high. In the spring, we will examine for road for winter damage and get bids. This project will be on the annual meeting agenda.

Carol B raised the topic of the contingency plan, and the Board agreed to set it aside as not currently necessary. Nancy raised the topic of the cross-country groomer, which was postponed to next month’s agenda.

**Reserve Study/CPA Review**:

* Dave R reported that Torrance met last week with Bruce and Mike Britt, and have another meeting scheduled next week. Technical evaluation can be expected in a few weeks, and financial review will begin.
* Dave showed us the Financial Affairs binder, which will be kept in the file cabinet in the basement of the Pro Shop. It is also the public inspection file. Last five years’ record is also available as computer files. There was discussion about creating a second copy of the notebook.
* CPA recapped our existing procedures and made two suggestions. A community member can be engaged to do the financial review. Dave drew up a checklist for the review. Dave R moved that Kaye Crandall be asked to do the financial review for 2010-11 (Carol was not on board at that time), and that Board solicit for a qualified community volunteer to review 2011-12. Seconded by Mike W; passed unanimously.

**Waste Management**: John G reported on behalf of Bud O that Waste Management will provide a 2 cu. yd. recycling dumpster for $38 plus tax, or an 8 yd. container for $45 plus tax. Service would be interruptible. We would need signage about what materials were acceptable for recycling. What can be recycled will be determined and the matter will be on November’s agenda.

By unanimous consent, the regular meeting was adjourned and the Board went into **executive session** to receive and discuss legal advice from KGCA’s Seattle attorney regarding **the MOU**.

**Public session** of the Board was resumed at 11:04 a.m. Mike noted that a quorum was present.

Carol P moved that the KGCA Board approve the MOU process to this point, with recommendation to make changes regarding the ‘virtual water district’, provisions in the case of the insolvency of KGR, successors in interest of KGR, duration of and provision for changes in the rates of ground lease, and such other concerns as Dave Reynolds will convey to Mike W and the Board by e-mail before 11:59 p.m. on Sunday, Oct. 14. John Greiner seconded. Discussion followed, including distinction between the process (on-going talks) of the MOU and the contents as specific to this point.

Dave Reynolds moved to table this motion; motion to table was seconded by Nancy Miller. Vote, 2 pro and 6 con, failed, with Reynolds and Miller in the minority.

Vote on the main motion passed, 7 pro to 1 con, with Reynolds in the minority.

The next meeting will be by teleconference on November 3, 2012 at 9 a.m. CA members wishing to dial in should contact Carol Pierce.

By unanimous consent, the meeting was adjourned at 11: 25 a.m.

Respectfully submitted,

Nancy Miller, Secretary