Kahler Glen Community Association

Board Meeting Minutes

September 8, 2012 – 8 a.m. – Kahler Glen Conference Center

The meeting was **called to order** at 8:06 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 Carol Pierce, seconded by Dave Reynolds, and passed unanimously to **approve the minutes** as presented.

**Communications** - Carol Pierce reported that most of the communication was on topics to be discussed later in the meeting:

* Two letters were received re firepits
* An answer was received from Darren Stober
* Jim Fosse sent a message re hydrant maintenance
* Information was received re noxious weeds.

John Greiner reported that information was conveyed to Mark Gubrud as requested.

John G reported that the Architecture Committee has reassembled its forms, information sheets, etc. and can distribute them as might be required. He reported that the ArchComm has sent **out letters regarding noxious weeds** to appropriate lot owners. **Kathryn Demeritt has been welcomed** to the ArchComm as a weed-and-plant point person.

Jim Farmer reported that he has informally contacted local real estate agents who are offering properties in Kahler Glen to gather information about what conditions are slowing sales and how we might be of assistance. Mike Wandell said that a report on this inquiry would be placed on next month’s agenda.

**Treasurer’s Report**: Jim F reported that there are variances in the waste disposal account and the road maintenance account, but that these could be expected to even out as the budget year comes to a close. He reported that there is a question about some postings to some of the line items; he will check that. Several properties are liened for delinquent dues and those liens need to be renewed; Jim will see to that. Facts regarding the processes and consequences of liens and foreclosures are needed; Mike Wandell asked Jim Farmer to invite an attorney to address us on these matters by telephone at the next meeting.

Mike Wandell reported that Foster Pepper has billed us $540 in July; about $1400 in August; to date $1700 in September; all told about $4000 for legal fees for the MOU and water questions. Each attorney at Foster Pepper bills independently. Use of various addresses, or the clubhouse address, for billing was discussed, and present practices will continue.

**Infrastructure**: John G reported that

* Bob Harding’s request for the application forms and building packet have been fulfilled.
* John Torrance will advise the committee about suggested minimum culvert sizes for future driveway connections.
* Bruce Weeks and John G inspected the ditch work. Some ditches will be regraded, and the resulting dirt will be used to reinforce the road edges at the hairpin turn by Hole 15.
* Clubhouse AED is still not functional.
* Larry Olson has asked to start pond reclamation, beginning with the pond on Hole 10. Estimate of cost is 2 men for 4 days ($1700) plus equipment, for a total of about $2000. This deals with vegetation growth in the ponds which reduces the storm capacity. This is a shared expense and is in the current contract, although there is not a budget line item. John G will go ahead, giving the Resort the stipulation that we expect no more than $1000 in cost.
* Controller pumps on septic systems B and F are being repaired; F is done, B has been received and will be installed.
* Septic metering indicates that we still have margin in the design capacity of the system. We will be meeting with the county and there will be an update for the board at the October meeting.
* Difficulties with billing for infrastructure maintenance projects is being worked out. We will be working to consolidate the bills and minimize the paperwork; budget line items will be in the invoices from the start.

The Board gave its concurrence to Kathryn Demeritt joining the Architecture Committee.

Carol Billesbach reported that she checked with Tumwater Drilling about a backup pump for the water system, and they advised against it as pumps are readily available and we would have water in the tanks for several days under those circumstances.

**Water**: Dave Reynolds reported that

* Cary Eller is getting parts needed for the meter at the wellhead and will have it done by the end of the month. He is also testing and lubricating the fire hydrants; the cost will be about $700. The Board concurred that this is an appropriate expenditure.

John Greiner reported that Chelan County has no procedures for testing private fire hydrants. Bellevue FD provided information , as did Jim Fosse to Nancy Miller. Both concurred on annual testing.

* Cary said that he will recommend more clearing around the hydrants, which will mean some additional expenditure. Three feet of clearance around each hydrant is required. Road maintenance/snow clearing crews will need to be informed. John Greiner will convey this information to Bruce.

**Roads**: Carol Billesbach reported that

* Chip-sealing will cost $120,000 to $135,000 depending on price of oil and other variables.
* Chip-seal should last 7 to 10 years.
* This covers all of the Kahler Glen roads. It does not cover driveways, condo approach, parking areas, etc.
* Process would take a day or two and could be driven on immediately.
* Alternative would be to continue patching. The decision is between the continuing expenditure of repair, or a large expenditure to chip-seal in the expectation of repair-free years.

Mike stated that this decision will be taken to the community.

Dave added that this cost will be considered as part of the reserve study, using the assumption that it must be redone every 7 years.

 John G added that Kahler Glen roads, due to light use, may have a longer life expectancy.

**Old Business**:

**Outdoor Fires**: the homeowner whose guests precipitated the firepit complaint was distressed. The homeowner’s comments will be passed on to Darren Stober, who is drafting a suggested new fire policy for the community. Mike Wandell will contact Darren Stober about the board’s views.

Suggestions/questions from the board re the possible draft regulation:

* Propane grills or fire bowls could be interpreted as barbecues.
* Do permitted devices involve us in the liability for any fire?
* Would allowing outdoor fires require that the community acquire its own fire hose and train a crew to use it?
* Any device must be National Fire Prevention Association approved.
* County and state burn bans must be observed.

John Greiner says that neither the Fire Dept. nor the Forest Service is involved; it is a community issue and we can change it.

Carol P pointed out that this is not an immediate policy change; it will be a proposal that is part of the proposed covenant change.

There was a discussion of a differential **dues structure**. The topic was set aside.

The cost of the **metering project** was discussed, possibly $500 per condo and $1500 per residence. Discussion was held about whether it would be a community or an individual homeowner’s expense. John G suggested that this be discussed at the May meeting. Carol P will include a warning of the upcoming expense in the newsletter. The project will be under one contract, but each property owner would be billed through the CA.

**Leashed Dogs**:

* The ‘dog-on-leashes’ signs have not been located; Mike W offered to buy a couple of replacements.
* A complaint has been received about an off-leash dog. Verbal notice has been given previously. Carol P will send a warning letter.

**Reserve Study**: Dave R reported that he and John G have submitted a group of questions to John Torrance. A meeting will be held. He will do field work when he comes up to do the drainage work. Dave R read the definition in law of ‘reserve component.’

**MOU**: Mike W had no report, although he mentioned that the most recent draft was just sent to the subcommittee and includes the water charges concerns. Next meeting will be on Thursday.

**Recycling**: John G explained that Chelan County does not have business recycling pickup and Kahler Glen is a business account. The Public Works Department of the county does not have a policy; if the county had a policy, businesses would be entitled to recycle. Mike W suggested that John G write a letter to the county to allow recycling in a configuration that Kahler Glen could use.

**New Business**:

**Activities Appropriate After Dark**: At least two instances of loud group behavior on the golf course after dark have been brought to the board’s attention. Mike W reminded us that the community has quiet hours, beginning at 10 p.m. The sheriff’s office should be called in the case of any inappropriate activities. Trespass would be a concern of the Resort. Carol P will put a reminder of quiet hours and respect for private property in the newsletter and ask owners to remind renters and guests.

**Documents Policy**: Dave R reported that he and Nancy had sorted the old binders according to the adopted policy and are in the process of assembling the record binders. He circulated a list of missing financial documents and requested board members to check their files for copies. Nancy will circulate a similar list.

**Snow-Groomer**: Carol B brought up the condition of the Kahler Glen groomer. The Leavenworth Cross-Country Club is looking to upgrade, so a purchase might be available there. Nancy was asked to contact the state park about the possibility of having their groomer serve our course during the winter.

No guests were in attendance, so no **Public Forum** was held.

The meeting was adjourned at 10:35 a.m.

The next meeting will be on October 13, 2012 at 8 a.m. at the Conference Center at Kahler Glen.

Respectfully submitted,

Nancy Miller