Kahler Glen Community Association

Board Meeting Minutes

9 March 2013 – 8:00 a.m., by telephone

The meeting was **called to order** at 8:00 a.m. by President Michael Wandell.

Board members also **present** were: Carol Billesbach, Jim Farmer, John Greiner, Nancy Miller, Carol Pierce, Dave Reynolds, and Glenn Week as representative of Kahler Glen Resort.

Non-board community members present were JoAnne Lowry, Dave Thorbeck, Bill Miller, Linda Wandell, John Bennett, and Kathryn DeMeritt.

Nancy moved that the minutes of the 9 Feb 2013 meeting be accepted as circulated. Carol P seconded, with the amendment that she would send out a roster for review prior to the annual meeting. Nancy accepted the friendly amendment. Motion passed unanimously.

Nancy moved that the minutes of the 20 Feb 2013 special meeting be accepted as circulated. Carol P seconded. Motion passed unanimously.

On behalf of the Board, Mike welcomed Glenn Week as the Resort’s representative, and thanked John Bennett for his years of service in the same position.

**Communications Report** by Carol Pierce:

Outgoing mail: three items were sent: 1) to the community at the request of Glenn, explaining movement of the dumpsters and the discontinuation of x-c grooming, and 2) from KGCA to the community explaining the failure of KGCA and KGGSR to reach agreement, and 3) response to letter from Pete Petesch regarding the disposition of the Shaw-Hatfield lot.

Received mail:

1. Offers from JoAnne Lowry and Kathryn Demeritt to fill the rest of Bud Olsen’s term on the Board (consensus by board that due to the short timeline, volunteers were invited to listen in on the meetings, but that the vacancy would be filled by election at the annual meeting);
2. Informational letter from John Ward regarding original EIS standards for construction of KG roads on upper Miracle Mile; also, a request for financials to be provided to prospective buyers of his home;
3. From Gary Marks regarding concern about propane delivery and closed roads (referred to Glenn);
4. Advance copy of Resort’s letter to the community; respectful decline of request to send out the letter on our e-mail list, in order to be sure that responses went directly to the Resort

Mike W added that there were a number of messages from community members to individual board members regarding the note to owners; all were positive and many expressed thanks for the efforts put out.

**Treasurer’s Report** by Jim Farmer:

Two variances: 1) property manager, which was an unbudgeted amount for logging; charge was negotiated and the rate was reduced from $48 to $30 per hour retroactive to 1 November, and 2) legal fee for golf course was $2700.

No changes on arrears. One owner of property which had a lien placed on it by KGCA sent in part payment. Insurance company advised that small operation such as ours need not be concerned about fidelity insurance.

Carol P inquired about the discrepancy in x-c grooming monthly fees vs. budget. These fees should exactly match the budget as they are paid in 1/12 increments of the annual amount. Jim F responded that x-c and snow maintenance fees are being looked into by Brad; Jim anticipates this will result in a credit to CA. Jim added that some recalculation of charges will take place to correct current balances.

Mike instructed that since there is no agreement, there is no mid-year rate adjustment.

**Infrastructure** by John Greiner:

Distribution of the noxious weed bulletin was explained. Kathryn Demeritt volunteered to create a smaller pdf to make e-mailing easier.

John G explained the risk of septic backup into homes from the dosing tanks, should there be an extended power outage. Dave R suggested that more research would clarify this issue, and that it should be part of a future discussion.

Carol B asked if we are planning to purchase a new pump this summer as recommended by the reserve study. Dave and John G will work on it. Dave explained that 1) Reservoir 2 has an old pump and needs a second pump, and 2) the pump at the wellhead needs to be replaced in the next five years. One or two will be installed this summer. Dave, John G and Glenn will work on it this summer.

John Greiner requested that the record show that he was not the person who contacted Tumwater Drilling re the backup pump.

**Roads Report** by Carol Billesbach:

Carol B described the bids that she has received from A&W Paving and Tomer Construction to do the chip-seal of the road. We need to decide soon in order to lock in oil price. Carol recommended carrying out the entire project at once, rather than splitting the project between two summers, if we can afford it. Some repair may be needed after the melt and before sealing. After sealing, the roads should need no attention for 8 or more years. Glenn recommended that the roads be cold-patched rather than chip-sealed. Discussion followed. Concern was expressed over change of plans re road maintenance; these plans had been developed as a cost-saving measure. Dave recommended that finances would make doing half the project each summer advisable. Mike asked Glenn what the maximum possible cost would be of patching. Glenn agreed $10,000 would be prudent, although likely not needed. Jim F moved that Glenn submit a plan to the Board specifying what type of patching was needed where on the roads, to be done by the Resort, and the cost, not to exceed $10,000. Seconded by John G. Motion passed unanimously.

Glenn pointed out that the well access road is saturated and that standing water around the wellhead needs to be channeled off. He estimated 2 to 4 hours of work with the excavator. John G moved that Glenn be authorized to stabilize the access road to the primary well, cost not to exceed $1000. Carol P seconded. Motion passed unanimously.

**Old Business**:

Dave Reynolds reports no reply from Shaw-Hatfield re disposition of their lot. Carol P will write a letter to the property owners concerning the covenants and asking for their plan.

Jim F reminded the Resort to screen their propane tanks and air conditioning units.

Nancy described the confusion over garbage/recycle pickup. Glenn reported on his activities, and the arrangement he made with Waste Management re pickup while the road is closed to trucks, and suggested that we need larger recycle bins.

**New Business**:

**Mailing List**:

Mike W reported concerning appropriate use of the CA mailing list. It was suggested that the Resort have a separate section for their concerns in the community association newsletter.

Nancy moved that the community association mailing list only be used under the auspices of the Community Association Board. Several people seconded the motion. Motion passed unanimously.

**Services for the Community in the Coming Fiscal Year**:

Jim F moved that last year’s agreement be readopted for the coming year. Motion died for lack of second.

Discussion followed. Dave Reynolds said that the budget worksheets developed so far were done on the basis of 1) operating on the previous budget, 2) doesn’t include CPI increase. Dave asked for e-mail notice if a board member noticed an error or omission in the worksheet.

Carol P commented that significant areas of contract revision are needed. Carol P suggested that a separate meeting is needed to address budget issues, and a subcommittee is needed to look at the service agreement. Carol P moved that we inform the Resort of our intention to continue to pay for the current services at the current level of payment, without a payment increase 1 May 2013, and of our desire to review the rate schedule and the agreement for the coming year line by line. Nancy seconded. Discussion followed. Motion passed 5-3, with Week, Greiner, and Farmer in the negative and Wandell, Pierce, Billesbach, Reynolds and Miller in the affirmative.

**Annual Meeting**:

Carol P informed the board that the time is approaching (20-50 days prior to the meeting) to send the community notice about the annual meeting and proxy forms. Mike thanked Carol for the wonderful job she did with this project last year, and asked her to do it again this year.

**#11 Key Box Emergency**:

Glenn reported that there is water in the crawlspace of one of the residences on fairway #11. Upon inspection, he found that the infiltration gallery there is not operable, full of water with a broken pump. There is also a broken pipe in the fairway and a broken cable to the key box. John G says that this is part of the storm water management system. Glenn stated that both residences and the golf course benefit. John G moved to authorize repair of storm water issue on #11 fairway, not to exceed $2000. Jim F seconded. John G reminded the board that there will be a walk-about with Glenn this spring. Motion passed unanimously.

**Meeting Schedule**:

Regular meeting: 13 April 2013 at 8 a.m. PST

Budget meeting: 10 April 2013 at 6 p.m. PST

**Further Concerns**:

John G announced 1) he has drafted a political signs addendum to the covenants and will send it to Carol P, 2) we need to get a construction document drafted so we can solicit bids from contractors to do the metering work; Dave and John G will discuss this, and 3) we need to continue KGCA-KGGSR MOU negotiations. Nancy reminded the Board that we welcome a new proposal from the Resort. Mike said that we welcome discussion if if there is a new proposal and if we are talking with decision-makers.

Public Forum:

Linda Wandell expressed several concerns:

1. Concern over golf course attorney bill of $2400
2. Concern over change to continue ad hoc patching rather than chip-seal the road
3. Concern over authorizing $10,000 if it is not in budget, as exceeds limit
4. Very pleased with outcome of CPI discussion
5. Concern whether repair budget on #11 fairway is in budget, and if not, report special authorization to community
6. Concern that issues before community are holdovers from past, and recommends that Glenn assume role as consultant, rather than community manager; suggested that the community look at ‘Plan B’ from the PowerPoint from the Feb 20 meeting
7. Faith that all members of the community are concerned about welfare and future of the community.

Bill Miller expressed several concerns:

1. Possible formation of a plan to deal with dosing tanks issues over time; volunteered to help
2. Need to see real costs for this year as part of budget adjustments for next year; need to move budget to time-and-materials model

Glenn suggested that dosing tank lids need to be marked, and that a pump truck could pump out a dosing tank in an emergency.

Dave Thorbeck:

1. Resort and CA share costs of water management, so maybe resort and CA should share costs of
2. Need to ask KGGSR if they intend to use their voting power to decide the upcoming CA Board election

John Bennett:

1. Thanked Glenn for his expertise and contribution to the meeting.

Glenn responded to Linda Wandell that he accepted pay in order to be sure of insurance coverage, but will return his wages to the LLC at the end of the year.

Dave R responded to Linda re $10,000 for road repairs; it isn’t in the budget this year but will be put in next year’s budget in substitution for the $56,000 that is currently there.

Jim F responded to Linda that the $2400 is what the CA is paying its attorney to review the MOU documents; we are not paying the KGGSR attorney.

Nancy moved to adjourn; Carol B and Carol P seconded. Motion passed unanimously; meeting was adjourned at 10:40 a.m.

Respectfully submitted,

Nancy Miller

Secretary, KGCA Board