

Kahler Glen Community Association  
Board Meeting Minutes  
14 February 2015 – 9 a.m. – Teleconference

President Michael Wandell called the Board meeting to order at 9:05 a.m. Other Board members on the call: Dwight Miller, Dave Thorbeck, Brook Fritz, Carol Pierce, Paul DeWees and Kathryn DeMeritt. Also present at the invitation of the Board was the KGCA Manager, Gary Marks.

Mike noted the presence of a quorum. Following is a summary of the agenda:

- Review and Approval of Minutes
  - Communications Report - Carol Pierce, KGCA Vice President
  - Treasurer's Report - Dwight Miller
  - Website – Paul DeWees
  - Infrastructure – Dave Thorbeck
  - Survey – Brook Fritz
  - Property Manager Report - Gary Marks
  - Old Business
  - New Business
  - Community Forum
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A motion was made by Carol and seconded by Paul to approve the December 27 Board meeting minutes. The motion was approved unanimously.

**Communications Report (Carol Pierce) —**

A letter was received from a community member complaining about a neighbor parking full-time on a Kahler Glen roadway. The letter stated the situation had been going on for months and was now dangerous due to snow and ice. The letter quoted the covenants, which include a prohibition on long-term street parking. Carol said she contacted the owner. Kathryn confirmed the situation is no longer an issue.

Carol said she received several complaints and questions about the new garbage plan. There was a short discussion about how best to deal with issues such as critters in the dumpsters scattering garbage and the potential for bears. Mike said the plan is still evolving. Gary noted it would be best if the dumpsters were housed in an enclosed structure. He suggested limiting the hours that the lids are left open. Dave offered to meet with Gary to review the situation. One letter suggested Gary meet with the park ranger about bears, and Gary said he had already done that and received substantial information. He suggested the park ranger be invited to the annual community meeting to provide information.

A letter was received from a community member commenting on the December 27 minutes that stated “the resolution [for the lot with water and sewer lines running underneath] is for the community association to pay to have the lines moved so the lot can be buildable.” The person writing the letter was familiar with the lot and situation, and informed the Board that when the lot was first sold it included a caveat that the owner was responsible for making the lot buildable. (See further discussion of this issue in the Infrastructure report.)

### **Treasurer's Report (Dwight Miller) —**

Dwight said we currently have reserves of about \$97k and accounts receivable of about \$34k, which includes several property owners who are behind on their dues. He is keeping liens current and will initiate a couple more. Dwight noted that one property that returned to Fanny Mae due to foreclosure would not generate back-owed dues until the property sells. Mike said he talked to the listing agent and made sure she knew dues were owed.

Dwight said the \$14k spent on land acquisition attorney fees and the \$15k spent so far on water rights consulting and attorney fees and have put the community over budget and the Board needs to transfer money from reserves in order to pay the bills. He noted the community would be doing well except for these extraordinary, unanticipated costs. Mike said the Board already voted in favor of the transfer of funds via email and asked that it be officially recorded for the minutes. Dwight made a motion that the Board approve expenditures for water rights consulting and attorney fees up to \$50k to be transferred upon receipt of invoices from the reserves into the general fund. Dave seconded; the motion was approved unanimously. Carol commented she wanted to make sure the Board is following proper protocol according to the RCWs. Dwight said the community has separate accounting for reserves expenses so it would not get mixed with general fund expenses. Mike asked Dwight to check with Esther the bookkeeper to make sure the RCWs are being followed.

Mike next asked Dwight if he thought allowing property owners to pay dues with a credit card would help lessen the accounts receivable. Mike said Gary has mentioned he would like owners to be able to pay for CAST services with credit cards. Dwight said credit cards could help with cash flow but they would cost fees and probably wouldn't help with accounts in arrears. Discussion followed about those in arrears and what actions to take.

Mike asked Dwight to prepare a draft budget for the coming year for review at the next Board meeting.

### **Website (Paul DeWees) —**

Paul asked whether there was interest in adding social and recreational content to the website and offered to put some ideas together. Mike voiced support for the idea. Mike went on to say he and Gary were approached by a local fly fishing instructor who wants to stock golf course pond 9 or 10 with non-reproductive trout to support fly fishing. He offered to provide community members free lessons in return for community financial support in stocking the pond. Dave said he wanted to make sure the LLC was involved; Mike said they already have been contacted and are supportive of the idea.

Paul suggested adding printable signs on topics such as smoking or recycle policy to the website so community members could print and post if they wanted. The Board thought this was a good idea.

Dave suggested adding a web cam to the community website, if possible.

### **Infrastructure (Dave Thorbeck) —**

Regarding the lot with water and sewer lines running underneath, Dave said the owner informed him he could fit the house he wants onto the lot if the Board would grant him an easement allowing him to build closer to the property line than is normally allowed. Gary said the owner has already talked to the County and they are open to a setback adjustment. Dave made a motion that the Board grant the

property owner an exception to the community setback requirements. Dwight seconded; the motion was approved unanimously.

### **Survey (Brook Fritz) —**

Mike asked Brook about the status of the community survey. Mike said a survey could help guide the Board on water rights issues and help them make decisions based on what the community wants. Brook said he and Nancy Miller worked on a draft but they need more information to go further. He added the survey could possibly be handed out at the yearly meeting. Carol said she felt some of the questions in the draft were getting at issues that were Board decisions, and that without considerable background information the community would not be able to provide meaningful input. She added she was all for getting whatever information was possible. Kathryn and Paul voiced concern about making sure the community had an opportunity to weigh in on water rights issues, particularly regarding responsibility for paying for the related costs.

### **Property Managers Report (Gary Marks) —**

Gary said the Condo Association and the LLC board have voiced concerns about certain trees on the golf course. For the Condo Association it's an insurance issue; for the LLC it's about safety, aesthetics and reducing shade so grass can grow better. Gary and Dave said it appears the LLC board believes it's the community's responsibility to pay for the removal of trees on the golf course. Carol responded that the lease states the LLC is responsible for maintaining and improving the course. Gary and Dave said there is an impasse on this issue. Mike said on a related topic, the LLC board contacted him about the need for a new driving range net, and they stated it's the community's responsibility to pay for it. Carol suggested the CA Board ask its lawyers to put their opinion on these issues in writing and then set up a meeting with the LLC board to discuss. Mike agreed and said he would follow up. More discussion followed.

Gary said he notified the state park to stop cross-country ski trail grooming due to lack of snow.

Gary reiterated it would help CAST if people could pay for services with a credit card. Dave asked if CAST payments could be separated from the other community accounts. Gary responded that he would need to purchase QuickBooks software in order to take over the CAST invoicing from Esther. Carol made a motion to allow Gary Marks to purchase QuickBooks with community funds and to establish a system for collecting CAST service fees from customers via credit cards. Brook seconded; the motion was approved unanimously. Paul suggested he and Gary talk to see whether an Internet hosted service might be a solution.

Gary said the loader recently required maintenance and that it would probably only last a year or two before major work is required. He suggested this be mentioned at the annual meeting.

Gary said a realtor has offered to put the conference center/maintenance building area up for sale to see what happens. (Note: Gary and Mike have mentioned at previous Board meetings the desire to move the maintenance area to a less conspicuous place. The realtor has said the current site would be good for lots.)

Carol asked Gary about the snowmobiles that were used to create show shoe trails on the golf course, and said the covenants prohibit snowmobiles unless there is prior Board approval. She mentioned receiving several comments/ complaints. Mike responded that he thought the Board had approved the use of snowmobiles for grooming, but that maybe it wasn't made official. Dave suggested making a

motion, saying that if it's in the meeting minutes, people will know why snowmobiles are out there. Mike said that was a good idea so Dave made a motion to authorize the property manager to approve the use of snowmobiles as necessary to tamp down snowshoe trails on Kahler Glen property. Brook seconded; the motion was approved unanimously. Carol mentioned that if the Board knew it was going to happen ahead of time, it could be mentioned in the Note to Community in advance.

### **Old Business —**

Mike gave an update on water right issues. He said the pro forma letter for municipal conformance prepared by Aspect Consulting was sent to DoE and that DoE told him they won't be able to meet for a while due to their current focus on preparing for drought. Mike then went into great detail about what would be required in terms of metering, documentation and changes, and suggested the Board hire an engineer to develop a plan to present to the DoE as opposed to waiting for the DoE to tell the community what to do. Discussion followed. Paul asked about metering the water used for fire fighting, and Gary suggested adding an outbound meter to quantify how much they draw. Paul offered to work with Gary to look into wireless technology to support this. Gary suggested he document his time spent on water rights issues so the hours can be billed to reserves. The Board agreed with Mike regarding hiring an engineer to develop a metering plan that could be submitted to the DoE.

Next Mike gave an update on the ongoing efforts to swap with the property the community owns on the east side of Nason Creek for the land north of the driving range and potentially up to the "Y". He said recent efforts have revealed the land we want to swap is considered a wetland and therefore has no commercial value to swap. Chelan County Nature Conservancy recommended we find out if our land was arbitrarily labeled a wetland.

### **New Business —**

Mike said he looked into better teleconference options but was unable to judge the options. Paul offered to look into a solution and would present some ideas. Mike requested the system be scalable. Brook offered to help Paul.

### **Community Forum —**

Bill Miller reported the Land Trust has a 3-year plan to purchase the Weyerhaeuser land on Nason Ridge as well as other land in the region. He said he met with the park ranger and others to discuss snowshoe and ski trails, and said their suggestions can wait since it appears the snow season is over. On the same topic, he suggested putting a PDF of the KG trail map on the website. Regarding Fire Wise, Bill suggested the community consider renting a chipper this spring so the brush piles don't accumulate like last year.

Kaye Marks provided an update on the restaurant. She requested the Board authorize funds for replacement of three faulty toilets, a cracked sink and a faucet in the clubhouse restrooms. She added she has been the only person cleaning the restrooms although the arrangement is for shared cleaning with ProShop staff. Gary mentioned that \$5k has already been authorized for building repairs, and not all that money has been spent. Mike asked the Board if anyone objected to using some of those funds for restroom repairs (no one did). Kaye then mentioned LLC staff have been smoking near the doors to the clubhouse building (in front of the no smoking within 25 feet sign). Mike said he would discuss smoking and restroom cleaning with the LLC.

A date for the next meeting was set for March 14th at 9 a.m. via teleconference. Carol reminded the Board the annual meeting is scheduled for May 16.

Mike asked for a motion to adjourn. The motion was made by Paul and seconded by Carol; the Board approved unanimously. The meeting was adjourned at 11:28 a.m.

Respectfully submitted,  
Kathryn DeMeritt, Secretary  
Kahler Glen Community Association Board