

## **Kahler Glen Community Association Board Meeting Minutes**

**Date: June 13, 2015, 9:00am**

**Location: Kahler Glen Conference Center**

The meeting was **called to order** at 9:13 a.m. by President Michael Wandell.

### **Meeting Attendees:**

- Board members present: Mary Long, Kathryn DeMeritt, Paul DeWees and Dwight Miller. By Phone: Brook Fritz and Darren Stober.
- Property Manager Gary Marks.
- Several community members were present.

Mike Wandell noted the presence of a **quorum**.

### **Review of Minutes**

- The April 11, 2015 Minutes: Motion to approve by Kathryn, seconded by Paul. Motion approved.

### **Agenda:**

- Communications Report – Kathryn DeMeritt
- Treasurers report – Dwight Miller
- Infrastructure report – Brook Fritz
- Property Manager Report – Gary Marks
- Old Business
- New Business
- Community Forum

### **Communications Report**

- HOA documents are all located on the Kahler Glen website.
- Vacant lots are in need of maintenance. Minimum requirements for lot condition is part of the Kahler Glen bylaws. This includes removal of noxious weeds. Discussion on having CAST do the cleanup and charge the homeowners.
- Motion to review draft rules and regulations to add Firewise guidelines by Paul seconded by Dwight. Motion Approved.
- Reported issue with snow melt and water flow. Gary worked with property owners to resolve.
- Removal of trees: Homeowner questioned the need for a permit if cutting exceeds a set board fee. This will be added to the draft rules and regulations. Requested Darren discover the requirements.
- Garbage cleanup from overflow lot is completed. Thanks to those who contributed.
- Homeowner reports that ditch cleanup is required. See Property Manager report.
- NOTE: Wildflowers of Leavenworth WA published by Kathryn DeMeritt is available at the Honeycomb Lodge.
- Reported Aspen trees and potential root infestation. All standards of property maintenance will be added to the draft rules and regulations.
- Irrigation by rock wall and plan to clean up and landscape. This area is on the list for CAST to address.

### **Treasurers Report:**

- Fiscal Year end performance: Overall budget in line with the exception of special costs related to water rights, electrical miss billed and land rights.
- Legal costs to date for general legal activities on budget.
- Legal cost for water rights adjudication. Special assessment has not all been received. Next meeting will review moving the assessment to the reserves.
- May fiscal report: \$37,000 income, \$3,900 in expenses.
- Review of Proposed FT 2015 – 16 budget. Adjustment made based on notes during the annual meeting. No other changes noted.

### **Infrastructure Report: Brook**

- Mark Gubrud is starting to build on a property which is good for our community.
- Culver depth is not registered within the bylaws. The architecture committee needs to consider this issue considering size, depth and grade of the property. Motion to add Mark Gubrud to architecture committee by Paul, seconded Dwight. Motion approved.

### **Property Managers Report**

- Fire Department Inspection: Evaluation date 6/30/15. This includes hydrant testing, water tower cleanup and building cleanup. The results of the inspection will determine our future insurance rating. Working with Fire Department proactively to be prepared for the review. Note: Historical testing data is not available.
  - Water tower tanks are full and meeting requirements.
  - Backup power is not currently available on water towers.
  - Need engineering on contract to prepare an annual maintenance schedule for the Inspection report. Mary Long to assist Gary on the schedule. Motion to authorize Mary Long to assist with the securing a firm and contracting services by Paul, seconded Kathryn. Motion approved.
- Hydrant updates: All are working and meet the RCW guidelines. Continue to test all hydrants and prepare the color coding that represents the flow and assigning numbers. Paul will update the site map with this information.
- Clean up: roads cleaned last week. Working on ditch cleanup with summer help starting on Miracle mile. Per Gary, the Association owns the easement for flow of water, but individuals are responsible to clear and maintain their ditch. This coverage will be added to the draft rules and regulations.
- Fridays reserved for mowing.
- No pesticide spraying will be done in ditches due to flow going to the river and potential damage to salmon.
- Septic system issues: recent back up in pro shop has been addressed. One septic tank per week will be addressed for cleanup starting next week.
- Mosquito sprayer: working on the streets with the fogger. New sprayer offered by a homeowner to reach the woods and ponds.
- Proshop has made an agreement on wiring in basement building. PUD will create 3 data ports for electrical for each business located in that building.
- Miracle Mile Market is registered. Plans to open early August. Motion to add opening details on the website by Paul, Seconded by Dwight. Motion approved.
- Water quality tests. Testing has been completed but we are awaiting results. All test reports go to department of health. Looking at options for water barriers in the ponds. This effort will demonstrate beneficial water usage.
- Water meter: need to work with engineering on placement prior to purchase. These are needed for each water tower and beneficial water usage requirements.
- Sub division lots need to be plotted. These lots determine the water connections that need be maintained. Need a written documentation on current open lots. Assigned to Gary for the next meeting.
- Commendation to Gary for taking a leadership role on dealing with water testing and inspection pending.

### **Old Business**

- Technology solution is still outstanding for the phone connection during the board meetings. Paul is assigned to get updated.
- Restaurant is getting established and working to understand anticipated flow of people. Looking at historical data on golf tee times to parallel restaurant opening. No update on dinner opening.

- Sale of tracts to Chelan-Douglas Land Trust: The Trust have assessed the property and there is interest in the purchase of this land. Associations needs to establish land value based on sale potential (Buildable lots). Mike will forward the trusts documents for this effort. Assigned Brook and Paul to identify lots with potential value and any easements needed.

**New Business:**

- Noxious weeds: Kathryn has done her review of the property and marked a map with noxious weeds so that homeowners can be contacted to address their removal. If not addressed CAST will take care of the issue and charge the homeowners.
- Two properties are still mistakenly red marked with no winter residence. County has been contacted to lift the restrictions. This is a homeowner's responsibility to clear the restriction from the records.

**Community Forum:**

- Bill Miller: request for Gary on correct signage for chemicals in the Athletic Club.
- Bill Miller: Request to reduce the water level at driving range pond during winter for ice skating.
- Bill Miller: resealing being done by homeowners. Watch the website for vendor contact information to get on the list for late summer resealing.
- Bill Miller: Request for temporary signs on July 4<sup>th</sup> fireworks restriction. Recommendation to add a separate email communication on this rule.
- Carol Pierce: The property that was damaged by the avalanche has become unsightly. Open question on how to address. Board agreed to discuss at the next meeting.
- Carol Pierce: Request for update on asphalt work has been delayed for future budget.
- Carol Pierce: Garbage separation: Need clear signage on what recycling is available.

Motion: to be in a closed executive session by Paul and seconded by Dwight. Motion approved.

**Next Meeting: July 26, 2015 9am**

Motion to adjourn meeting by Paul, Dwight seconded. Motion approved. The meeting was adjourned at 11:15 a.m.

Submitted by Mary Long, Secretary to the Board  
Kahler Glen Community Association