

Kahler Glen Community Association Special Meeting Minutes

Date: February 14, 2016, 1:00pm

Location: Lake Wenatchee Recreation Center

The meeting was called to order at 1:10p.m. by President Michael Wandell.

Meeting Attendees:

- Board members present: Kathryn DeMeritt, Dwight Miller, Mary Long, Paula Robinson and Brook Fritz. Absent: Darren Stober.
- Property Manager Gary Marks.
- 100 community members were either present represented by proxy

Mike Wandell, President noted the presence of a quorum.

Agenda:

- Presentation of Water System updates. See web site for copy of presentation.
- Water system current status – John Christensen
- Question and Answers throughout the meeting.

Vote: 61 votes yes, 16 votes no. Motion did not pass due to lack of a 67% vote.

1. Should the KGCA Board be authorized to amend the community CC&R's to segregate charges for potable water, irrigation water (if used), septic and other utility fees from community service components that comprise annual assessments of property owners and businesses?
2. This proposition secures a loan from Gesa for funds sufficient to bring our water system into compliance with Washington State regulations and the Small Water System Management Plan filed, but not completed by the previous owners.

Each Homeowner may choose between two methods of payment.

- Payment via Gesa loan – Dues would continue at \$215 per month to repay the Gesa loan. The interest from the loan portion of the payment secured at a 5 year fixed rate.
- Payment via assessment of \$2080 (if paid by 3/15/16). Monthly dues will be reduced to \$198.25 which reflects the loan prepayment. Dues change effective the new business year. NOTE: the overall Gesa loan amount will be reduced by the assessments received.

Vote: 30 votes yes, 45 votes no. This will be used to guide the board direction.

An advisory vote to provide the community an opportunity to provide guidance to the KGCA Board regarding the question: Whether or not to initiate legal proceedings to recover expenses incurred to bring domestic and irrigation water distribution systems and water rights into compliance, attributable to the former owner's failure to do so?

Motion to adjourn meeting by Kathryn, seconded by Michael. Motion approved. The meeting was adjourned at 3:20 p.m.

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