

Annual Meeting Kahler Glen May 15, 2010

Called to order by Rex Lund at 10 am at the airfield.

Review of agenda, include Vision committee and LLC reports. All information is on the website so paper copies are limited.

Welcome to new homeowners. introductions of new faces.

Minutes from 2009 moved by John Greiner seconded by Sue.
Passed unanimous.

Introduction of board and thanks for all the time spent.

Code of conduct reviewed. Board attendance and attitudes explained. Special thanks to Esther for bookkeeping, resort employees (Mike, Bruce, Mike, Lynn and Karen). Thanks to the vision committee for all the time spent to improve our community.

Committee Reports:

Architecture: Kim Rombeck. No plans to review this past year. Rules review including landscape and buildings. Noxious weeds updated by John Kilian as the undeveloped lots are the places of concern, letters have gone to lot owners whom have acted upon the problems. Charcoal filters have almost 100% compliance, propane tanks need to be screened, exterior lighting requested to be "dimmed" and pointed toward the ground to keep sky clear. Also scoop the dog poop please!

Communications: Rob Casad updates our roster and does monthly web updates and he also sends out welcome info to new owners.

Roads and Trash: Steve Johannesen, 2009 cost of \$45,714 should be similar for 2010. Bruce and Steve review area then Steve gets bids from outside vendors. Dumpster diving has been well honed by Steve and his able assistant Jan taking notes. Annual savings of apx \$1,000 has been realized. Do we need a sign "KG only" or locking bins were suggested for the overflow lot. Would the cart shed be a better location? No recycling in Chelan county or with Waste Management. Our dump is only for brush, grass yard waste etc, NOT wood or other products. Request that people breakdown boxes esp at

the holidays, and put ALL waste in the containers not next to it. Nothing heavy, concrete, mattresses are NOT allowed. Steve did an extremely professional job of leading our special project, to obtain snow removal bids. This process was explained including RFI, vendor review and service to be maintained as we currently receive. 3 companies chose to bid as requested (originally 10 companies approached). The board could not find any vendor who could provide comparable service and thus we did not go to the final formal bid level. Concern raised about the current resort staff and what the succession planning may be. This is an issue the board will stay close to ongoing. Kudos to Steve for the huge hours put into this project.

Water Report: Pete Petesch, water reporting done via a contract and we are in very good shape. Green permit indicates the highest level of quality available. Are fire hydrants checked? Yes they are flushed once a year by the resort.

Septic Report: John Summers: 26 systems, none have failed but they are old. Reviewed in Feb, 5 pumps will be needed to be replaced. Some fields from 1992, regs are different today, we need to be aware of all issues. Do not use garbage disposals, no grease or oil, and an additional caution on water usage at holidays please! Glen Weeks offered to meet with John for additional input on extending the life of the systems.

Secretary Report: Update on the credit card it is now transferable and can be used for food and beverage.

Financial Report: Dave Reynolds, first thanks for dues paying on time! WE are right on target for our budget. No dues change for the coming year. \$20,000 has been added to our reserves. We need to keep in mind that we are a small city and need to be ready to replace/repair our equipment. Our service contract with the resort is annual and not a "usage" contract, as the resort staff is available 24/7 and used for other projects. Who is responsible for the green boxes that are "dented, bent etc? Those are phone boxes and the phone company won't always fix the boxes. The board will follow up with Local tel. We are looking to reforest the hill above us, where the slides occurred. Budget vote for keeping as current moved by Don Carlson, John Greiner seconded and passed unanimously.

Financial review, prep of our tax return has been done annually by a CPA. Bill Miller moved to waive audit, seconded by John Greiner, passed unanimously.

No invoices are provided for the monthly dues, everyone should have an annual statement to use for their payments. Please stay current.

Dave introduced the board members and explained their terms. 4 positions are up for a vote:

Rob, Lynn, Pete, and Rex will run again. John Greiner moved we accept the 4, Don Carlson seconded and unanimous approval.

Bill Miller was introduced as KGAC president, Vision Committee member and resident. He explained that we raised \$4000 last year to buy fire uniforms. This year we will raise money for Beaver Valley School. Saturday August 14th is the date and auction items and Volunteers are needed for the Rock and Roll Barbeque. Open to the public, the music is FREE! Bring a friend, donate a contribution, and sign up to help.

Vision Committee presentation held.