



Kahler Glen Community Association Annual Meeting

**10 – 11:30 a.m. Saturday, May 16, 2015
at the Lake Wenatchee Recreation Club**

KGCA Annual Meeting Agenda

Call to order and confirmation of quorum

Gavel precisely at 10:00 am

Welcome

- **Greetings to our new neighbors**
- **Introduction of our Board of Directors & Property Manager**
- **Review and approve minutes of the Annual Meeting May 17, 2014**
- **Confirm of KGCA Board actions during the 2013-2014 term**

President's Report – Michael Wandell

10:05 am

Vice President, Communications Report - Carol Pierce

10:20 am

Property Manager's Report – Gary Marks

10:35 am

Treasurer's Report - Operating results and 2015-16 Budget – Dwight Miller

10:40 am

Resolutions for Consideration

10:50 am

- **2015-2016 KGCA Budget presented (incl. \$300/property assessment)**
- **Financial audit requirement**
- **Provisional additional “water rights” assessment of up to \$300**

Election KGCA Board members for 2014-15 term (Firewise - Mary Long)

11:20 am

Adjourn

11:30 am

Thank you, one and all,
for your love of, and commitment to, our community.



For those who anticipated me 'leaving in a huff'
after the meeting, it's actually an Audi S5...bye!

KGCA Board 2014-15



Kahler Glen Community Association Board 2014-2015

Please contact us at board@kahlerglencommunity.com

😊 Mike Wandell: President

❤️ Carol Pierce: Vice President, Communications

😊 Kathryn DeMeritt: Secretary

Dwight Miller: Treasurer

❤️ Dave Thorbeck

Paul DeWees

Brook Fritz

Resolutions

Motion to approve the minutes of the last Kahler Glen Community Association Annual Meeting held May 17, 2015 and posted on the KGCA website.

Resolution from the Board: All actions of the directors and officers of the corporation on behalf of the corporation during the past fiscal year (May 2014 – April 2015) are ratified and confirmed, provided the actions were within the scope of the directors' and officers' duties and not outside the normal course of business of the corporation.

In A.D. 2014,
a Renaissance Began at Kahler Glen ...



There Came to Pass a New Way for the People to Enjoy Food & Drink at The Honeycomb Lodge Restaurant



Thanks to Kaye Marks,
Proprietor!




And There Came to Pass a New Way to Communicate with One's Neighbors with a State-of-the-Art Website

▸ [Kahler Glen Home Page](#) ▸ [Visitor Information](#) ▸ [Kahler Glen Resort](#) ▸ [The Honeycomb Lodge Restaurant](#) ▸ [Kahler Glen Athletic Club](#) ▸ [Kahler Glen Condo Association](#) ▸ [Photo Gallery](#) ▸ [Weather Links](#)

Kahler Glen

A Community Owned Resort



Contact Information

Community Document Information

CAST Information

KGCA Board Minutes

KGCA Meeting Minutes

Recycling Information

FIREWISE

Weed Management

KGCA Governing Documents

KGCA Annual Water Report

Kahler Glen Home Page ●

Welcome to the Kahler Glen Community Association website.

The purpose of this site is to provide information about the Kahler Glen Community Association (KGCA). This site will be updated on a regular basis and is your primary resource for Board decisions and important homeowner information.

For golf course and lodging information, please see www.kahlerglen.com.

4/28/2015 The **minutes** of the April 20, 2015 KG Condo Board meeting are now posted.

4/20/2015 The draft **minutes** of the April 11 KGCA Board meeting are now posted.

Reminder: the annual Kahler Glen Community Meeting will be held on May 16 at 10 a.m. at the Lake Wenatchee Rec Club.

To review archived KGCA Board meeting minutes, click on **KGCA Board Minutes** on the left side navigation menu.

[Link to Community Document Information Web Page](#) (web page on left side navigation menu)

If you have questions or comments, please contact the Board at board@kahlerglencommunity.com.

Thanks to Paul DeWees, KGCA Board!

Kahler Glen Community Association Address: 20890

[Kahler Glen Home Page](#) [Visitor Information](#) [Kahler Glen Resort](#) [The Honeycomb Lodge Restaurant](#) [Kahler Glen Athletic Club](#) [Kahler Glen Condo Association](#) [Photo Gallery](#) [Weather Links](#)

And There Came to Pass a New Way to Travel across Snow-Covered Mountains with New, Expanded XC Ski Trails



Thanks to Ranger Rick & State Park Crew!

And, There Came to Pass a Way for Men to Walk on Water (Ice Skating)

FRIDAY
January 2, 2015

THE WENATCHEE
WORLD

75 CENTS
110th year, No. 130

In focus
Best World
photos of 2014
Neighbors — Page C1

Restored hope
Agency helps
family find stability
Family, Faith — Page C3

✦ PUBLISHED IN THE APPLE CAPITAL OF THE WORLD AND THE BUCKLE OF THE POWER BELT OF THE GREAT NORTHWEST ✦

LACE UP THOSE SKATES



Thanks to Gary
Schuster & the
LWWRA!

Above: Gary Schuster plows snow Thursday from the edges of an ice rink he helped set up at the Kahler Glen driving range this winter, moving the operation from nearby Fish Lake this year. He says this location is better because of access and fewer problems maintaining the rink. **Below:** Betsy Landrum, Seattle, pushes her daughter, Dylan, 3, along the ice at the rink.

World photos/Don Seabrook

*And the Fish Were Gathered from the Sea..
Fly Fishing Lessons – Free to KGCA*



Thanks to Doug
Pendleton,
NW Fly Fishing Academy

The Kahler Glen Community Renaissance: New & Improved Snowshoeing Trails

Thanks to Bill Miller
& the KG Athletic
Club!

Lake Wenatchee Info

News, Photos, Information about Lake Wenatchee, Plain and Fish Lake in Washington State



Activities &
Events

Services

Information

Lodging

Real Estate

About

Nason Ridge Snowshoe to Big Red

by Henk Jordaan on January 5, 2012



Looking for a good 60 to 90 minute snow shoe? Head up the Nason Ridge trail, from either the summer trail head near the Kahler Glen Meeting Center, or from the water tower directly uphill (west) from the Kahler Glen Club house. Along the trail there are great views of Lake Wenatchee and Dirty Face. About 1.5 miles the trail comes out to a point where "Big Red" one of the largest Ponderosa Pines in the area majestically watches over the lake. Last weekend this snow shoe trail was well packed out so it should be very accessible this weekend too.

Parking is available in the Nason Ridge Trail head lot, by the Kahler Glen Driving Range. Snow permit required, for details on permits see: [Which Permit do You Need Post](#)

The Kahler Glen Community Renaissance: Expanded Member Services

Many Thanks to
Gary Marks & Cast
Crew!

KGCA Services

CAST

Umbrella Services

Member Services

Parks & Recreation

Infrastructure Services

Management Services

Private Home Services

KGAC, Resort, Condo Services

Preferred Provider Services

- Snow Grooming
- Trail Maintenance
- Pickle Ball & Tennis Court Maintenance
- Children's Play Area Maintenance
- Practice Golf Hole
- New Park Area (TBA)
- New Tennis Court (TBA)
- Ice Skating Rink (TBA)

- Snow Mgt
- Drinking Water
- Irrigation Water
- Septic
- Storm Water Mgt
- Dump
- Road Maintenance
- Mosquito Control
- Grounds Maintenance
- Pond Maintenance

- Management Information System
- Community Website
- Community Advertising
- Lot Sales
- Preferred Provider Service
- Contract Mgt
- Mgt of Volunteers

- Landscaping & Lawn Care
- Irrigation System Maintenance
- Snow Clearing
- House Cleaning
- Window Washing
- General Repair & Maintenance
- Firewood, Wood Chips, & Topsoil Pickup or Delivery

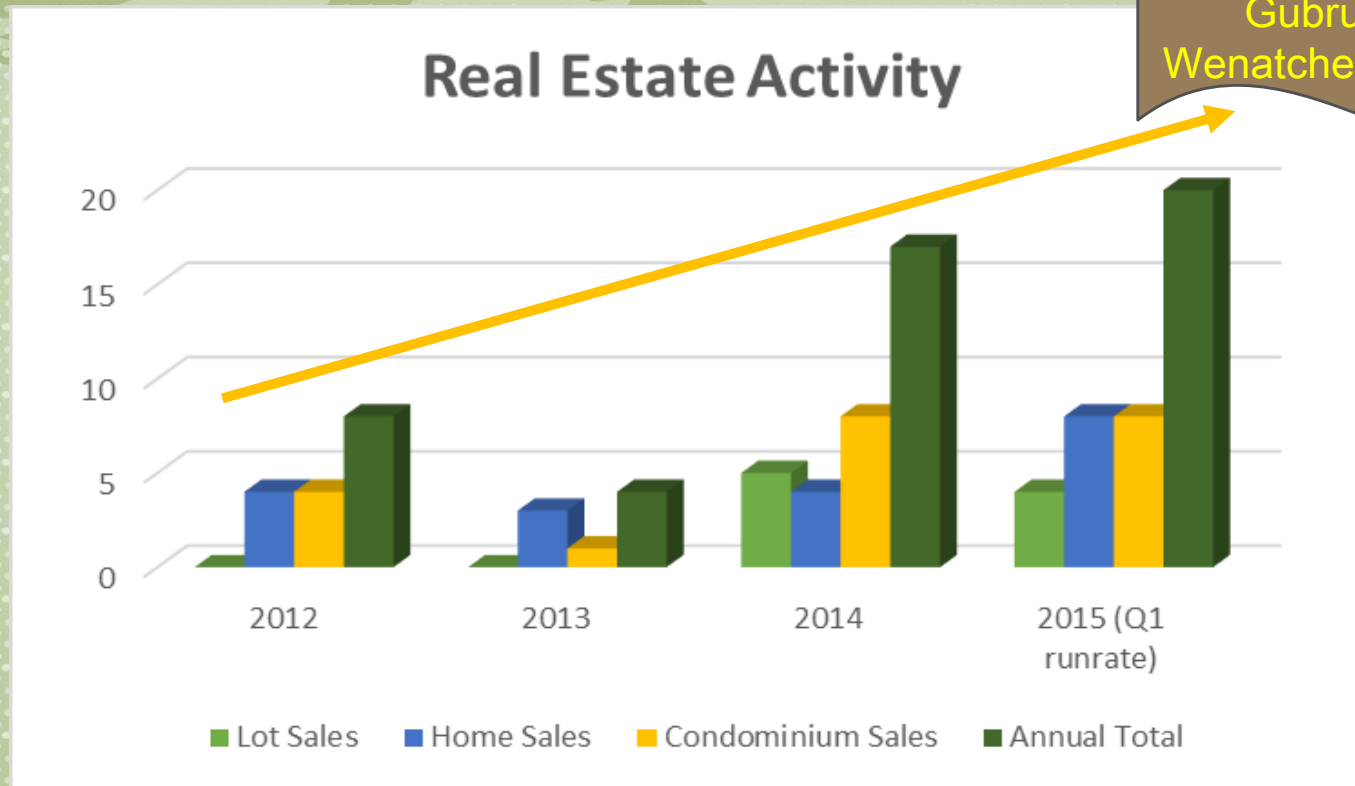
- Landscaping & Lawn Care
- Facility Cleaning
- Window Cleaning
- Snow Clearing
- General Repair & Maintenance
- Mgt Services (TBA)

- Painting
- Plumbing
- Electrical
- Heating & Cooling
- Tree Removal
- Pest Control
- Carpet Cleaning
- Roof Snow Removal

The Community Association Services Team (CAST) provides it's own services that in-turn benefit the community

The Kahler Glen Community Renaissance: Amped-Up Real Estate Activity

Thanks to Mark
Gubrud, Lake
Wenatchee Properties



Considerations:

Inventory down

Restaurant opening

Entry sign (first impression)

Painting & landscaping

Sports courts & road repairs

***Kahler Glen Community Renaissance:
Potential Sale of 20 Acres on Nason Creek
to Chelan-Douglas County Conservancy***

Salmonid Critical Habitat



KGCA Property of Interest



Water – A Precious Resource

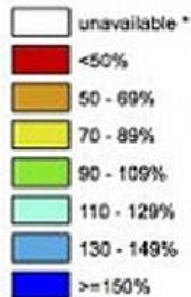
Washington Declares Drought Emergency

Fri, May 15, 2015 at 2:12 PM

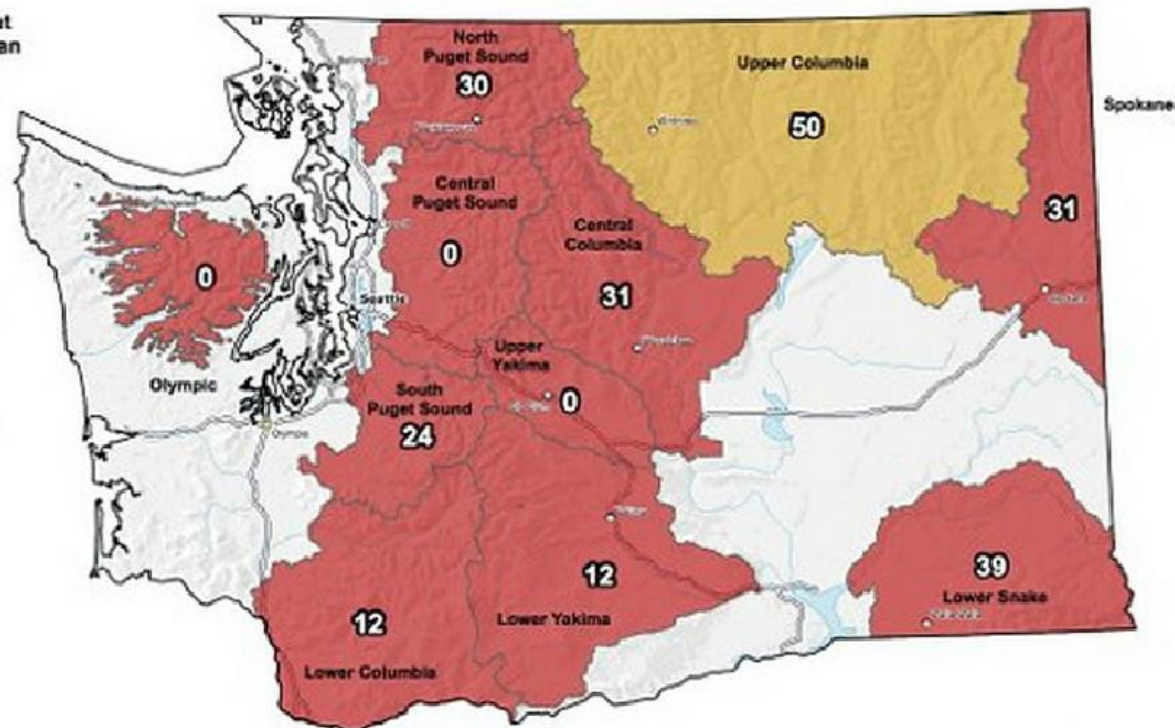
Washington SNOTEL Current Snow Water Equivalent (SWE) % of Normal

May 14, 2015

Current Snow Water Equivalent (SWE)
Basin-wide Percent
of 1981-2010 Median



* Data unavailable at time
of posting or measurement
is not representative at this
time of year

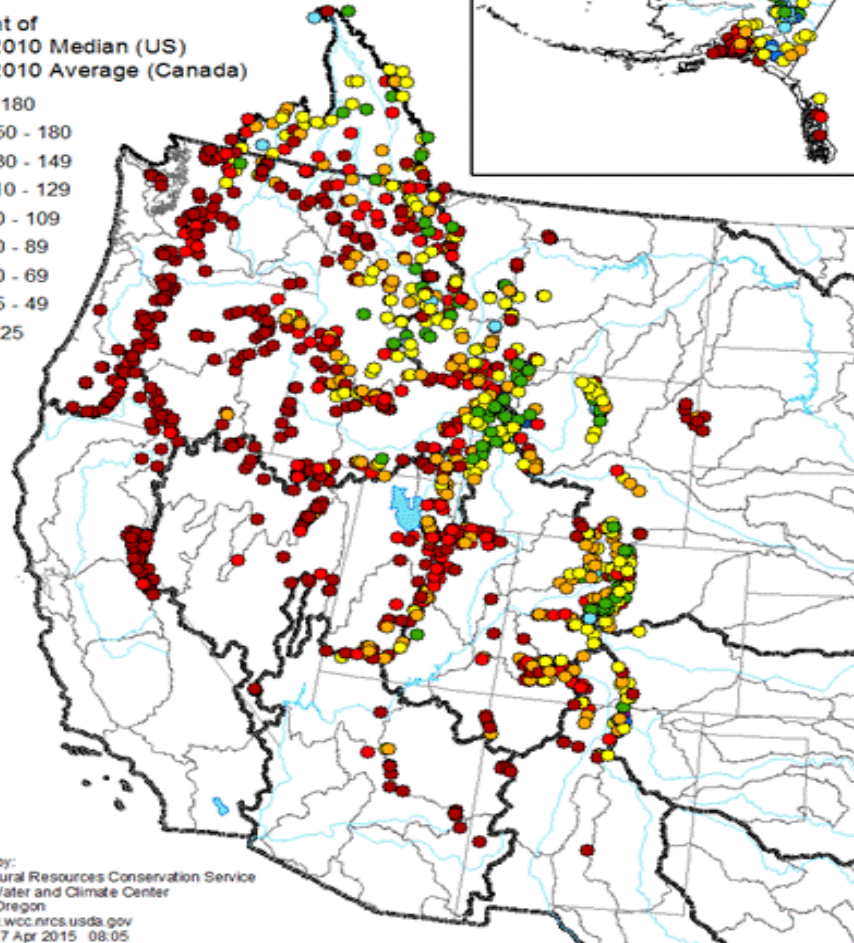


Water – A Precious Resource... Throughout the West

Mountain Snowpack as of April 1, 2015

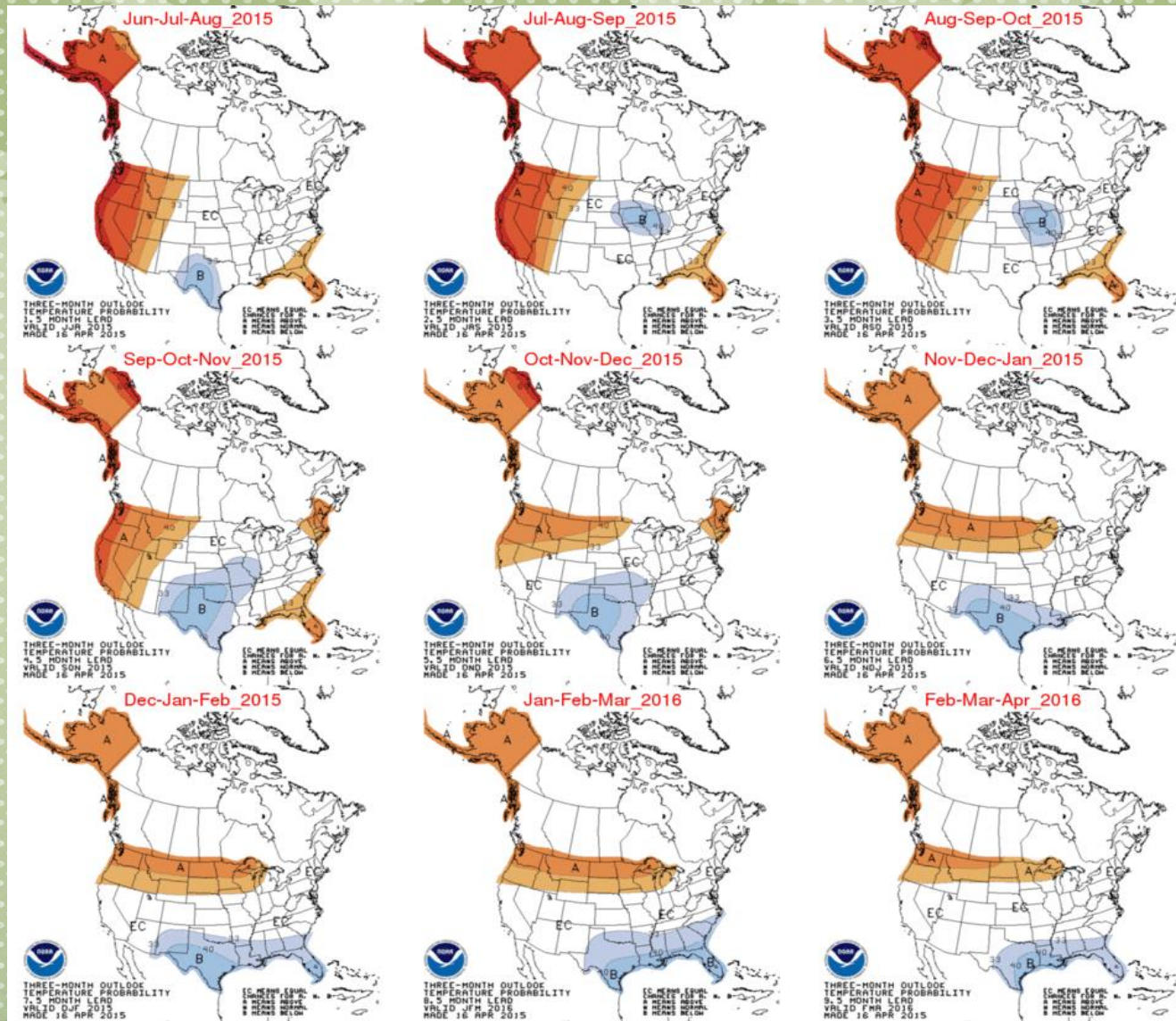
Percent of
1981-2010 Median (US)
1981-2010 Average (Canada)

- > 180
- 150 - 180
- 130 - 149
- 110 - 129
- 90 - 109
- 70 - 89
- 50 - 69
- 25 - 49
- < 25



Prepared by:
USDA Natural Resources Conservation Service
National Water and Climate Center
Portland, Oregon
<http://www.wcc.nrcs.usda.gov>
Created: 7 Apr 2015 08:05

Water – A Precious Resource... and in the Future



Securing Our Precious Water Rights: Addressing the Challenges

- 1. Dependent on Well #2 on USFS land for all domestic water**
 - DoE has limited use primarily to Back 9 domestic or irrigation water
 - Bring use into conformance with permit
 - Aligning permitted quantities with Dept. of Health requirements
- 2. Well #5 permitted as Back 9 domestic and irrigation source**
 - Domestic use necessitates significant infrastructure investment
 - Quality monitoring required for domestic use
 - Currently only connected to water distribution system via Pond 10
- 3. Combined, permitted quantities from Wells #2 & #5 could meet community domestic and irrigation needs, even in drought times**
- 4. Nason Creek is a source golf course irrigation**
 - Interruptible river flow

Turning a Challenge into an Opportunity: Municipal Conformance

- 1) Provide more certainty and flexibility for water rights held by water systems.**
- 2) More closely tie water system planning and engineering approvals by the Department of Health to water rights administered by the state Department of Ecology.**
- 3) Improve the ability to plan for future growth.**
- 4) Offer greater flexibility to solve public health problems with water right changes and transfers.**
- 5) Advance water use efficiency.**
- 6) Assure greater reliability of safe drinking water for our community.**

<http://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater/WaterSystemDesignandPlanning/MunicipalWaterLaw>

Also see **http://www.ecy.wa.gov/programs/wr/rights/Images/pdf/landownerguide_2009-2ndEd.pdf**

Securing Our Precious Water Rights: Revising Small System Water Management Plan

- 1) Request DoE conform the two groundwater right permits as Municipal Water Rights, removing current limitation on Well #5 use for the Phase II**
 - **Once conformed, water authorized under each permit can be used anywhere within KGCA, as approved by the Department of Health.**
 - **Eliminates constraint that limits use of Well #2 to Front 9 golf course irrigation and domestic use by original residences**
 - **Ecology will likely require additional metering to collect data to demonstrate beneficial use to support Proof of Appropriation**
- 2) Revise Small System Water Management Plan & Submit to Department of Health**

Projected Major Expenses to Secure Water Rights

Professional Services

Legal fees to date \$2700, additional \$2700 anticipated - \$5,400

ASPECT consulting to date - \$22,000 + PA Submission - \$10,000 x 2 = \$42,000

Update Small Water System Management Plan - \$8,000

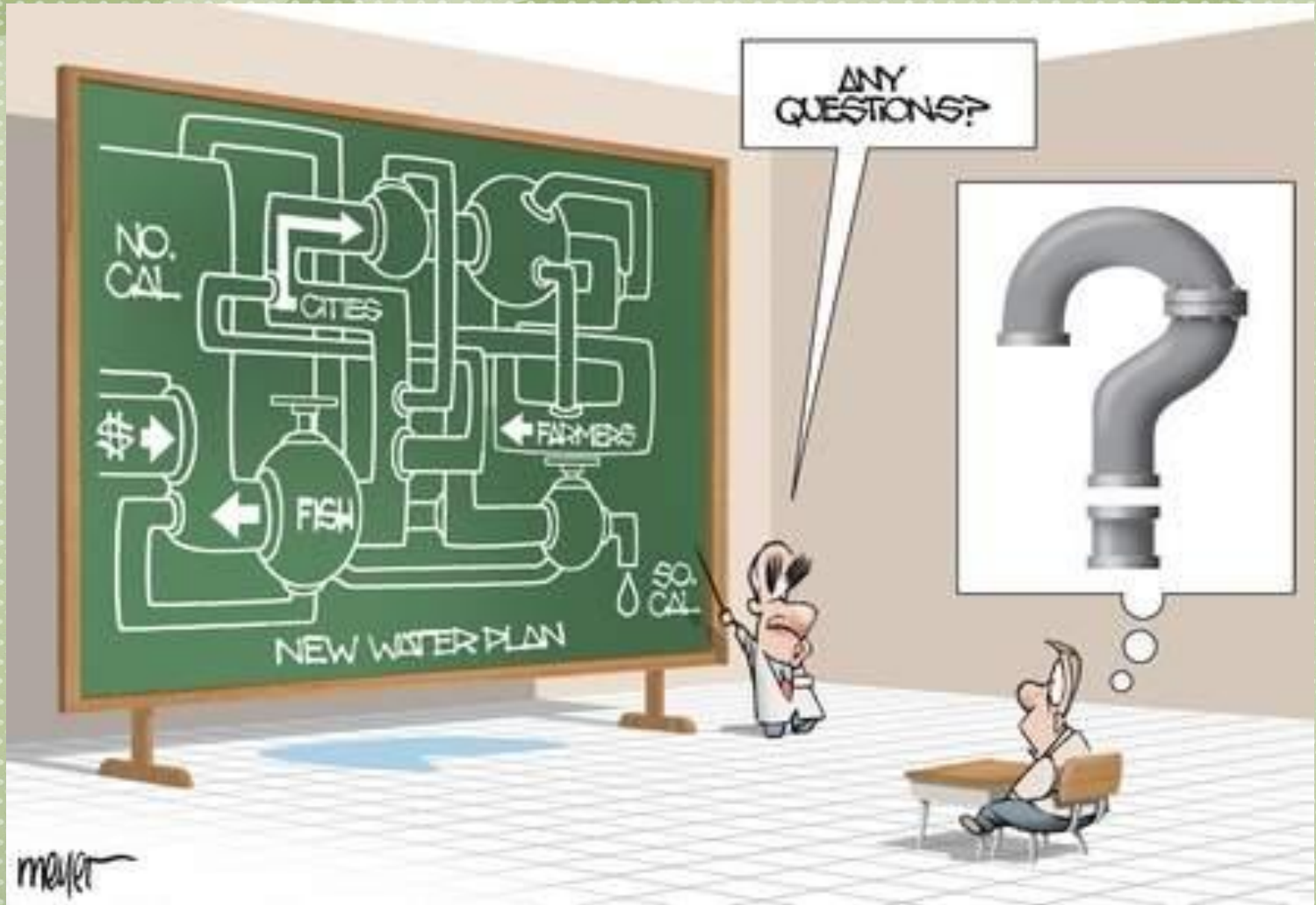
(Does not include meeting WAC 246-293-640 fire flow standards)

DOE Well #5 Compliance Costs

Connection to domestic water system - \$177,000

CAST costs to date to investigate and coordinate professional teams - \$36,500

Estimated total - \$267,900





VP Communications – Carol Pierce



Property Manager Report – Gary Marks



Treasurer Reports – Dwight Miller

Kahler Glen Community Association Resolution #1 for Consideration

Resolution: The KGCA Board recommends approval of the 2015-16 KGCA Budget as presented, including a \$300 assessment per property.

***Kahler Glen Community Association
Resolution #2 for Consideration***

Resolution: The KGCA Board recommends approval of the Financial audit requirement.

Kahler Glen Community Association Resolution #3 for Consideration

Resolution: If additional funds beyond the current budgeted amounts are required during the 2015-2016 fiscal year to secure the water rights of the Kahler Glen Community, the KGCA Board is authorized to assess up to \$300 per property to meet those needs.



Election of KGCA Board for 2015-16 Term
(Firewise Presentation - Mary Long)



ARE YOU FIREWISE?



What is it?

- ▶ **Firewise** is a national program that helps landowners and communities prevent damage from devastating wildland fires.

Make your landscape Firewise safe

- Create a fuel free area within 3-5' of your home perimeter.
- Keep area 5-30' out thinned and well spaced between plants.
- Prune trees between 6-10' from the ground.
- Choose Firewise plants (List at <http://www.firewise.org>).

FREE! FIREWISE ASSESSMENTS

Emergency Responder Access

- Fire Department needs to find your home during an emergency or fire.
- For just \$10, add a reflective sign on your property.
- Sign should be posted anywhere that can be seen from the street.
- Lake Wenatchee Fire & Rescue Department will attach the sign for you at no charge!
- Signup sheet on the web site.



Protecting our egress



U.S. FOREST SERVICE

Caring for the land and serving people

- ▶ US Forest Service will start roadside cleanup this summer.
- ▶ Includes Forest Service roads: Kahler Glen and Club House Drive.
- ▶ Covers 50' on each side of the road.
- ▶ You will be seeing piles of debris stacked beside the road.
- ▶ Once the debris is aged, and there is a layer of snow on the ground, the Forest Service will perform a controlled burn. Burn may not occur until Fall 2016.



THIS WAS OUR HOUSE
IT CAN HAPPEN TO YOU TOO!

Thank you, one and all,
for your love of, and commitment to, our community.



For those who anticipated me 'leaving in a huff'
after the meeting, it's actually an Audi S5...bye!