

March 2019 Manager's Report

Roofs: The roof over the Fitness Center/Library is complete. Today they started the roof over the Poker room. In just a few days we can hope that we finally have our leak fixed after 5 years of trying to chase it down.

Communication with the Club Attorney's: Any communication with the Club's Attorney must go through the Board and/or Management. There are expenses to writing e-mails or letters to the Attorney's. We have to budget our Attorney fees and those expenses are expensed in the maintenance fees to everyone in KGC. If you need legal advice, please use your own Attorney's at your own cost.

Robo Call System: We will have the Robo call system up and running soon, once everyone's inputted into the system, we will send out a test message, I will try to get the date of this message published in the newsletter and on 195. If you do not receive the message or if we have inputted information wrong, please let the office know and we will make corrections.

Insurance Issue From FB: The other day on FB there was a message posted about a lending system, of items like highchairs, walkers, pak-n-plays ect. Nip was right in that we had this many years ago and is helpful when you have visitors or only need something for a short time. However, our Insurance Company told us that they would drop us from coverage if we continued to store these items on Club property. So, over the years we have just had some residents who have items and it is more of a neighbor to neighbor sharing good deeds. This is how it has to remain, we can not store the items on Club property as we do have inspections from time to time from our insurance company before they will renew our policy.

Fishing near the Dam: Over the summer for the last couple years and especially this past year we have had many outside visitors to the dam. The county has closed off the entrance to the dam from the other side of the cow pen slough, so people have found their way over to our side. Fish and wildlife had advised us to put up the No Trespassing signs (currently in the cul-de-sacs). We have also found out that the county no trespassing sign means just that no trespassing, even to the residents and guests of KGC. The Fish & Wildlife vehicles are in here often and are actively trying to catch people fishing off the dam or near the dam.

Electric Outlets: We now have new electric outlets installed down by the RV Parking area. This project was to go along with the new Rule 14, NO RV can be parked overnight at a homesite. Please do not leave extension cords lying on the ground when not in use.

Support Animal Policy: Over the past several months we have had many verbal & written complaints/concerns regarding various dogs in the Club. We do have guidelines and county ordinances to help regulate some of these problems. But our Attorney Mary Hawk has advised since receiving the letter from Ms. Miller that the Club should adopt a Support Animal Policy, any current and future requests for an accommodation for a medical need of an animal, must receive and sign off that they have received this policy before the accommodation is granted. We will be sending the proposed policy out in the next mailing for membership review & comment.