



15245 SW 116th Avenue, King City, OR 97224 ☎ 503.639.6565 phone ☎ 503.639.8815 fax ☎
www.mykcca.com

Board of Directors Meeting Minutes

Tuesday, August 24, 2021

6:30 pm, Clubhouse

A. Call to order – By Vice President, Laurie Petrie at 6:30 pm

B. Roll call of directors

Present – Khozouiee, Lee, Minor, Petrie, Smith, Wilson

Absent - Delamater

C. Open forum –

Comments received concerning flyers on windows and questions concerning financials and reserve study

D. President

Vice President Petrie announced that the August 28th Memorial for Steve Oseas had been canceled

Petrie announced that the Task Force Concerning the Administrator/Community Manager Position will include Catherine Lee, Marilyn Mason, Sue Miller and Laurie Petrie

a. Approval of Agenda for **08/24/2021** Board of Directors Meeting

Motion: I move the board approve the agenda of August 24, 2021, as presented.

Moved by Minor, seconded by Lee. Motion passed unanimously

b. Approval of minutes of **08/10/2021** Board of Directors Meeting

Motion: I move the board approve the minutes of August 10, 2021, BOD meeting as presented.

Moved by Wilson, seconded by Minor. Motion passed unanimously.

c. Approval of minutes of **07/27/2021** Board of Directors Meeting

Motion: I move the board approve the minutes of July 27, 2021, BOD meeting as presented.

Moved by Wilson, seconded by Khozouiee. Motion passed unanimously.



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d. Select secretary.

Motion: I move the board approve Sherry Smith as Secretary for the remainder of the Secretary's 1 year term.

Moved by Minor, seconded by Lee. Motion passed unanimously.

E. Treasurer report

Motion: I move to update the 2021 Budget to reclassify \$17,500 Golf Course revenue as Pro Shop revenue.

Moved by Khozouiee, seconded by Minor. Motion passed unanimously.

F. Committee reports:

a. Finance

Motion: I move that the board approve Denny Gelfand and Mike Mathis as Finance Committee members for a 1 year term.

Moved by Khozouiee, seconded by Minor. In Favor: Khozouiee, Lee, Minor, Petrie, Smith. Opposed: Wilson. Motion passed

b. House

▪ Level 1 Review study update –

House advised that three proposals have been received for the study to be done in 2022. Finance committee requested a fourth proposal, which House will work on getting.

▪ House is working on a proposal to expand the mic and sound system in the clubhouse. The object is to improve hearing for Zoom and members.

▪ Key Card Update – House advises that over 300 key cards have been delivered. House thinks there will need to be a cutoff for free replacement of lost Aquatic Center cards. They will bring a proposal to the Board.

c. LARC

Minor advises that they are working on streamlining and improving their data entry and reporting procedures.

d. Pool – No report

e. Greens -

Motion: I move that the board approve Pete Ranslow, Nancy Scriven, Joy Olmstead, and Jeff Halfman as Greens Committee members for a 1 year term.

Moved by Wilson, seconded by Lee. Motion passed unanimously.

f. Clubs & Amenities – No report



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g. Hello Neighbors –

The Labor Day Potluck has been canceled, but the New Members Orientation is still on for 9/5.

G. Board actions

a. Old Business

i. Code of Ethics

Motion: I move that the board table this item.

Moved by Petrie, seconded by Wilson. Motion passed unanimously.

b. New Business

i. none

H. Board director's comments

I. Recess of board meeting

Motion: I move that we recess the meeting until 3pm on Wednesday, August 25, 2021, to meet in executive session with the attorney concerning the litigation.

Moved by Petrie, seconded by Minor. Motion passed unanimously.

J. Reconvene Meeting on August 25th via Zoom –

Vice President Petrie called the meeting back in session at 3:07 pm

H. Roll call of directors

Present – Delamater, Khozouiee, Lee, Minor, Petrie, Smith, Wilson

Motion: I move that the Board go into executive session.

Moved by Wilson, seconded by Minor. Motion passed unanimously.

I. Adjournment of board meeting

Motion: I move that we adjourn the meeting at 4:57pm.

Moved by Delamater, seconded by Minor. Motion passed unanimously.



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NOTES TO KCCA MEMBERS:

This Agenda is drafted in accordance with KCCA Resolution 2012-305 and is subject to changes that may take place during the ordinary course of the meeting. All Members of KCCA are welcome to attend and observe the deliberations of the Board.

Board Meetings are business meetings of the Board of Directors. With the only exception being the Open Forum; KCCA Resolution 2012-305, and its associated authorities, govern Member attendance rights and not Member participation rights. The right of Member attendance does not include the right to offer testimony or comment during the conduct of Board business, unless specifically recognized by the Presiding Officer.

Minutes of Board Meetings reflect the actions taken by the Board and do not contain a record of the discussions leading up to actions taken. Minutes are posted only after the Board approves them as final.