



♦ 15245 SW 116th Ave., King City, OR 97224 ♦ 503.639.6565 phone ♦ 503.639.8815 fax ♦

Minutes of KCCA Board Meeting 1-12-16

The meeting was called to order at 6:30PM 1-12-16 by President Denny Gelfand.

After the Pledge of Allegiance, the Role was taken. Present were:

Denny Gelfand-President
Katherine Griffith- Vice President pro tem
Mike Whitmarsh- Treasurer
Terry Pittsley-Secretary
Joe Wilson-Director
Blair Wyatt-Director
Beth Freeman-Administrator

The minutes of the last meeting were corrected to read “Minutes of the last meeting were amended to \$1742.00 instead of \$742.00 *to purchase hand push golf carts*. The minutes were then adopted as read with a Motion from Mike and Second by Blair.

A motion was made by Joe and seconded by Katherine to table the President’s Report to facilitate the meeting going quicker for a prior engagement of the President. He did state that we need volunteer members for the Fundraising Committee.

Beth read a shortened version of the new Resolution for Absentee Qualifications and Procedures and an Amendment to the Bylaws for voting for Removal of a Director. There is also an Amendment to Declaration as it applies to Rental Units. The BOD decided to wait until a later meeting to vote on these proposed amendments.

Mike then gave the Treasurers Report with KCCA Statement of Income and Expense for December which is attached and the Balance Sheet as of 12-31-15 also included in this report. Reserve balance is \$414,457.51 currently.

Committee Reports:

A: Greens Committee—New Golf Course Rules. Joe will take them to the Men’s golf club and review them and assure they are correct prior to issuance. He also reported the new drainage on the course is doing well and that they will probably start plugging and sanding the course soon.

B. House Committee—Mike reported that he is getting new LED lights for the parking lot. There have been a few falls due to poor lighting . He also has carpet being installed soon in the Library and is talking to an Architect to provide drawings for Panic doors for the Gallery room that are required by Fire Code. The gutters and downspouts are to be installed soon as they couldn’t be done when the Christmas lights were on the old gutters. Painting of the buildings will probably be started in April or May depending on the weather.



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C. Finance Committee - Mike states that the initial cost of \$6,780 for the LED's in the parking lot will be offset by energy credits etc. with the end cost being \$5130 which will be an 8.7 yr. payback based on efficiency of the new lights. Mike made a motion to appropriate the funds and was seconded by Terry. All approved. Mike also said that we need 4 defibrillators for KCCA per a recent audit. We only have two and neither is fully functional. Mike made a motion to appropriate \$3467.05 to purchase two and repair the broken two. This was seconded by Joe. Twenty and ½ feet of sidewalk is buckling and needs fixing. Mike requested \$329.38 to Safe Sidewalks to repair them. Joe seconded the motion and all agreed.

D. LARC - Blair and Joe are working on fining for infractions and they are discussing retroactive fines for those who have been out of compliance for some time. Joe is also working on getting a correct census of the community and researching if Transfer fees have been paid and yearly assessments paid for the number of occupants. There are also children living in KCCA which is a violation of the CC&R's. The office files need to be changed from name to street number for easier tracking.

E. Welcome/Social Committee-Judy Holmes reported that the December social was a big success. They plan on the second Thursday of each month from 5-7 to have a function. Denny reported he spent \$59.00 for two chafing dishes and wishes to be reimbursed. Katherine made a motion that was seconded by Terry to reimburse Denny. Approved unanimously.

F. Pool Committee - Terry reported that the Aerobics club appropriated another \$200.00 to the Pool Committee to purchase things for the pool. This makes \$400.00 that can be used for equipment etc. They will hold the money until a use is found for it.

G. Pool Construction Committee—Sue Miller reported on the progress of the committee in getting preliminary drawings done. We are waiting for the area to be measured and surveyed so that the CAD drawings can be done.

H. Technology - Katherine reported that they should have a draft of the new web site next month. Within 2 months they should have the Calendar and CC&R's in the system. We also have a new phone system and a large numbered phone in the foyer for Residents to use if necessary.

Administrator's report-Beth says the new phone directory is in and will be delivered with the paper. The WiFi has been improved and there is a new password for it that will be available for all to use. There was no old business or new business.

Joe made and motion that was seconded by Blair to adjourn. All in agreement. Meeting adjourned at 7:50PM.

Submitted by Theresa Pittsley, Secretary