



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

Board or Directors Meeting  
Tuesday, June 14<sup>th</sup>, 2016

The meeting was called to order at 6:30pm. After the Pledge of Allegiance, roll call was done.

Denny Gelfand, President – Here  
Paul Downing, Vice President – Here  
Mike Whitmarsh, Treasure – Here  
Terry Pittsley – Absent  
Katherine Griffith – Here  
Joe Wilson – Here  
Blair Wyatt – Here

Denny gave the microphone to Kristina. She said that although the Good Neighbor Center had to make a decision to NOT use our pool (due to time sensitivity), she invited them to the meeting anyway, to answer questions about their non-profit. The Board was to have voted on summer use of the pool for the Good Neighbor Center.

#### PRESIDENT'S REPORT:

Denny said the 50<sup>th</sup> Anniversary was coming up the week of August 13<sup>th</sup> through August 21<sup>st</sup>. He said it will mostly be a joint collaborative between the City of King City and the KCCA, although others in the community have reached out and will assist with the celebration. Denny then went down the list of events (\*see attached) and told the audience to contact himself, Kristina or Michael Weston, the City Manager, if they would like to volunteer.

#### TREASURER'S REPORT:

Mike said we have collected \$91k in transfer fees through the end of May and that we have collected 89% of the annual assessment fee. He said the reserves currently have a balance of \$428,111.

#### FINANCE COMMITTEE:

Mike made a motion to replace the natural gas line. Included in the motion is to replace the heat exchange as the furnace is cracked in the Arts & Crafts Building. Also included is a new A/C unit for the Pro Shop. The total cost of the project is \$16,619. Blair seconded. All in favor. (\*See attached.)

Mike made a motion to finish the website at \$3800. We spend \$2200 a year now to maintain the website we have now. The new website will allow us to keep it all in house. Katherine seconded. All in favor. (\*See attached.)

Mike made a motion to purchase 28 chairs @ \$80- a piece for a total of \$2240 for the Clubhouse Meeting Room. Paul seconded. All in favor. (\*See attached.)

Mike made a motion to replace & refit the toilets in the community @ a total cost of \$4970. The toilets need to be ADA compliant for our handicapped residents. Paul seconded. All in favor. (\*See attached.)

Mike made a motion to purchase a light pole for the parking lot. Frahler will do the installation. It is not only beneficial but necessary for the safety of the community. The cost of the project will total \$5200. Paul seconded. All in favor. (\*See attached.)



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#### GREENS COMMITTEE:

Joe said the flowers are planted and looking good thanks to Brian and AJ reminded the audience that walking on the golf course was NOT allowed.

He said that along with the Men's Club, the Ladies Club will contribute flags that will be used for the community.

He said the Ladies Club now has 54 members while the Men's Club has 104 members.

He said if you would like to be part of the August 19<sup>th</sup> event, please contact Marge Conway. The Hello Neighbors Social Committee will cater the event as they did for the Home & Home, from which they received glowing reviews. The Home & Home with Salemtowne went well, by the way.

The Lawn Bowling Club will have a demonstration during the 50<sup>th</sup> Anniversary Event.

#### HOUSE COMMITTEE:

Paul said the painting is finished on the buildings and the A/C unit was installed at the Pro Shop today.

Next is the gas line but everyone is buried in work. He said we had hoped it would be finished by now but they will be out next week to start.

#### LARC COMMITTEE:

Blair said she is getting positive feedback about the nice house certificates she passed out. She also reminded folks that yards need to be weeded and picked up.

Denny called on Val Schuyler to present a new procedure to the community in the way the LARC Committee handles complaints/ violations. She said the resolution outlines the steps in detail and includes pictures, codes, the nature of the violation and the timeline. (\*See attached.)

Denny made a motion to pass the New LARC Regulations/ Resolutions. Blair seconded. All in favor.

#### POOL COMMITTEE:

Denny called on Sue Miller to discuss the latest on the pool. Sue said about 30 people attended the last meeting. She said the process is moving along. They are picking contractors, then they'll ask for bids, then once the bids are received they will talk to lenders and finalize a loan. She said the whole process could last through the Fall, probably October. Edith G was worried that we may default on a loan and asked for a community vote. Denny said he has already answered to this.

#### HELLO NEIGHBORS SOCIAL COMMITTEE:

Nancy Hayes said the BYOB went well and the next one is scheduled for July 14<sup>th</sup> and it is a Western Theme. She said the New Resident Orientation will take place on Thursday, June 23<sup>rd</sup>. She said the Firecracker BBQ was only for participants of the tournament. She encouraged everyone to get involved.

#### OPEN FORUM:

Jack Schwab and Catherine Harris from the Good Neighbor Center got up to speak about what their non-profit does. They said they carried liability, the kids always bathed before they entered the pool, and they never brought more than 17 kids in one visit. They said the fewest amount of kids they brought was 2... And this is over the course of 10 years. They said that all of the legal guardians/ chaperones were certified as safety & pool instructors. They said because the KCCA could not come to a decision in enough time,



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they were forced to make other arrangements as they were in a time crunch but they would ask again next year.

Mike Whitmarsh asked the Board to vote on returning a 2<sup>nd</sup> Transfer fee of \$3210- for Yukiko Kamegawa, who sold her condo in KCC and purchased a property on King James. Seconded by Joe. All in favor.

Sue Spiegel filed a complaint against a neighbor who smokes marijuana. She brought a note from her doctor regarding her allergies to smoke. Kristina said she would speak with the neighbors and the Board President, Shirley Frank and get back to her.

Diane Tyhurst asked if the Board would support a showcase regarding medical marijuana. Denny said he would put it on the agenda for the Board Workshop.

Judy Holmes requested the 2016 Reserve Study from Mike Whitmarsh. He asked Kristina if she would forward it to Judy and post it online.

Karen Van Metre asked for a list of contractors. Kristina said she does have one she can forward, but Katherine and Paul reminded Karen to do her research and get bids.

#### EXECUTIVE SESSION

The Board discussed personnel issues.

The Board then came out of executive session at 9:27 pm.

Denny made a motion to adjourn. Blair seconded. All in favor.

APPROVED