



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

Board of Directors – Meeting Minutes

Tuesday, June 13, 2017

6:30 – 8:37 p.m., Banquet Room – Clubhouse

Pledge of Allegiance to the Flag

President Terry Pittsley called the meeting to order. The following Board members were present: Terry Pittsley, Paul Downing, Diana Platika, Valerie Schuyler, Marty Williams, Joe Wilson, Blair Wyatt.

The minutes of the KCCA Members Meeting of May 9, 2017 and of the Board of Directors Special Meeting of June 1, 2017 were approved as written.

President Pittsley welcomed new Board members Diana Platika (Treasurer) and Marty Williams (Director). She asked Board committee chairs to provide the names of residents who serve on their committees and to state the day and time when committee meetings are held (see attached). **A motion to dissolve the Election Committee was passed.** In response to a question about a desk that had been purchased, Paul reported that the desk will be used in the Pro Shop. **A motion to refund \$259 to a resident whose husband died so was unable to use a season pass for golf was passed.**

Treasurer Platika reported that she met with members of the Finance Committee with the goal of becoming familiar with financial policies, procedures and the current budget. She stated that the committee approved \$1,500 for replacement of the damaged fire door in the Crown Center. Other improvements yet to be made include replacing the fire door in the Clubhouse banquet room and bringing the women's restrooms in the Clubhouse and Arts & Crafts building up to ADA code.

Vice President/Secretary Schuyler thanked resident Jerry Dusenberry for his compilation from KCCA governing documents of the duties of the secretary, which she is still learning. She turned the floor over to Jaime from the Edgewater community who reported on the July 4th parade and festival that will occur in the King City Park, inviting KCCA residents to participate.

Committee Discussion Items

- Greens Committee – Joe Wilson. Joe reported that sales for golf and the Pro Shop are better this year than last. \$47,643 of income year to date includes annual tickets. The Greens committee plans to present to the Finance committee a plan to lease six golf carts that would be rented to golfers. Jeff, golf course superintendent, is planting new trees, some of which were purchased by the Men's and Ladies golf clubs.
- LARC – Blair Wyatt. Blair reported that her committee notified 61 households that their lamppost bulbs were out and need to be replaced. She said the committee will be sending out notices of non-compliance to owners, some of whom will be asked to remove low wire fencing in their gardens since that is a tripping hazard and reminding others that keeping yards, sidewalks and gutters weed-free

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and is the responsibility of owners. Melanie Faber offered to mow lawns and change light bulbs for owners unable to do so.

- House Committee – Paul Downing. Paul recommended that owners use 100 watt equivalent clear white LED bulbs in their lampposts. **A motion to approve the expenditure of \$1,500 to repair the damaged fire door in the Crown Center passed.**
- Hello Neighbors Social Committee – Marty Williams. Marty notified residents of the Creative Workshop that will be held on June 27th, the New Resident Orientation on July 15th and the BYOB in July that will be sponsored by the Lawn Bowling Club. **A motion to make both the Hello Neighbors Social Committee and the Pool Committee permanent committees of the Board passed with one “no” vote.**
- Pool Committee – Sue Miller. No new business.
- Pool Fundraising Committee – Valerie Schuyler. Valerie asked for help with the Small Treasures sale that will take place on June 24-25. She said residents can read about funds donated and earned to date in the July Newsletter and that a campaign will begin in July to encourage KCCA residents to donate money toward the goal of \$25,000 to purchase components needed in the Aquatic Center.
- Pool Construction Committee – Sue Miller said that permits have been acquired and that construction is underway. She explained that the \$200,000 designated in the Reserve Fund as a contingency fund will be used to pay for conditions that could not be known before the old building was demolished, such as poor soil under the old building that had to be replaced. She said throughout the construction process committee members and sub-contractors are “value engineering” to assure the best price for work and products. A poster showing photos of the old building and of the construction to date was available for viewing. The Crown Center will be closed starting on Monday, June 19th to replace an existing wall with a fire wall. Doing so will mean money will not have to be spent to install sprinkle systems in both the new building and the Crown Center. Concerns were raised about loss of natural light in the Crown Center when windows are removed for the fire wall. Paul will investigate the cost of installing windows on the opposite wall.
- Technology Ad Hoc Committee – Terry Pittsley. Terry reported that the committee is meeting next week. The User Manual has disappeared so Marie Vanderwheele is working on a replacement.
- Administrator Search Ad Hoc Committee – Valerie Schuyler. Valerie reported that the committee has met several times and has developed a list of strategies by which a new administrator could be hired. The options will be presented to the Board in Executive Session.

Old Business

The Board had been asked by the Pool Committee to raise the temperature in the outdoor pool while the indoor pool was not available; that has been done. Paul will investigate the feasibility and cost of installing a hot water heater close to the outdoor shower that pool users are required to use in order to reduce the time (1 minute) required for hot water to reach the shower. **A motion to allow the Water Aerobics Club to hold sessions in the outdoor pool from 10 – 10:45 a.m. and 7 – 7:45 p.m. passed.** Their



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use of the pool during those times will not be exclusive; other swimmers can use the pool when sessions are being held. A sign noting this change will be needed for this season.

Other

- President Pittsley said Board members had been given a copy of a code of ethics and asked that each member sign and return their copy. Mention was made that the Board could create their own ethics document.
- July's Board workshop will be held on Wednesday, July 5th at 10:00 a.m.
- People were reminded to use their "indoor voices" when talking in or by the front office.
- Starting with the August Board meeting the Open Forum, during which members who have signed up before the meeting can speak for 2 minutes each, will be held after the Pledge and Roll Call.

Open Forum

- Michelle Faber said she will be circulating a petition to request that Grimm's Fuel Company on 99W and Cipole Road reduce the size and odor emanating from the compost facility at that location, which is out of compliance with DEQ rules. The petition can be circulated among residents but not placed in the Clubhouse.
- Marie Vanderwheele expressed her concerns about the negative articles that have been published in a local newspaper, saying that they can adversely affect residents' property values and deter people from moving into our community. Pamplin Media states that "it runs everything submitted by local residents that are (*sic*) not slanderous" as long as the writers' names and addresses are included with the submission."
- A resident who helped with the election said that two residents who wanted to vote were not on the resident list, which made her wonder about the accuracy of the KCCA data base.

The Board of Directors went into Executive Session to discuss personnel matters.

The meeting was adjourned at 8:37 p.m.

Valerie Schuyler
Secretary