

Board of Directors Meeting Agenda

Tuesday, **April 10, 2018** - 6:30 pm

Clubhouse Meeting Room

- I. Call to Order**
- II. Roll Call of Directors**
- III. Secretary**
 - a. Approval of Agenda
 - b. Approval of Minutes
 - i. Board & Pool Committee Meeting: 3/30/18
 - ii. Board of Directors Meeting: 3/27/18
- IV. Treasurer**
- V. President**
 - a. Loan resolution approval
- VI. Committee Reports**
 - a. Finance Committee (on hiatus)
 - b. House Committee (on hiatus)
 - c. Pool Construction *ad hoc* Committee
 - d. Pool Fundraising *ad hoc* Committee
 - e. Pool Committee (on hiatus until pool completed)
 - f. LARC Committee
 - g. Greens Committee
 - h. Hello Neighbors/Social Committee
 - i. Elections Committee
 - j. Nominating Committee
- VII. Administrator**
- VIII. Executive Session** - Discussion of personnel, contract, legal and debt collection issues.
- IX. Reconvene Open Meeting**

This updated Agenda will be available in the 4/10/18 Board meeting. A previous Agenda was posted on the KCCA website, and on the bulletin boards located at the KCCA: Clubhouse, Pro Shop, Crown Center and Library, on 4/3/18. Minutes from this meeting will be posted at the KCCA Clubhouse and on the KCCA Website after they are approved by the Board of Directors.

X. Board Actions

- a. Unfinished Business
- b. New Business
 - i. Action(s) relating to Executive Session, if any.
 - ii. Reopen discussion on 2018 budget revisions.

XI. Director's Comments

XII. Adjournment of Meeting

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. Minutes of Board meetings reflect actions taken by the Board and do not contain a record of the discussions leading up to actions taken.

The Board may meet in executive session to discuss: legal issues or debt collection (including member hearings), contracts and personnel matters. Executive sessions are closed to members. Any decisions made by "straw vote" will be voted on subsequently in an open Board meeting. There are no minutes taken during executive session.

This executive session includes member hearings related to alleged violation(s) of KCCA rules and regulations. If a member does not attend their hearing, a default decision will be discussed in the executive session. Subsequently, the Board will vote on further action in an open Board meeting (referring only to property address).

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.

This updated Agenda will be available in the 4/10/18 Board meeting. A previous Agenda was posted on the KCCA website, and on the bulletin boards located at the KCCA: Clubhouse, Pro Shop, Crown Center and Library, on 4/3/18. Minutes from this meeting will be posted at the KCCA Clubhouse and on the KCCA Website after they are approved by the Board of Directors.



♦ 15245 SW 116th Ave., King City, OR 97224 ♦ 503.639.6565 phone ♦ www.mykcca.com ♦

KCCA BOARD OF DIRECTORS MEETING MINUTES

Tuesday, April 10, 2018

6:30 p.m. in the Clubhouse Meeting Room

- I. **Call to Order** by President Terry Pittsley at 6:30 p.m.
- II. **Roll Call of Directors:** Present - Terry Pittsley, Diana Platika, Valerie Schuyler, Marty Williams, Joe Wilson, Blair Wyatt; Absent - Paul Downing
- III. **Secretary**
 - A. **Motion:** Approve the meeting Agenda as amended to remove the topic under New Business, "Reopen discussion on 2018 budget revisions". Moved by Platika, seconded by Williams. Motion passed unanimously.
 - B. **Motion:** Approve the minutes of the March 30, 2018 meeting of the Board of Directors and Pool Construction Committee as amended to correct the name of the Director who seconded the motion "Pay Cascade Pools \$234 for two additional boxes of blue tile" from Platika to Pittsley. Moved by Pittsley, seconded by Wyatt. In favor – Downing, Pittsley, Schuyler, Wilson, Wyatt; Abstain – Platika, Williams. The motion passed.
 - C. **Motion:** Approve the minutes of the March 27, 2018 meeting of the Board of Directors. Moved by Pittsley, seconded by Wyatt. Motion passed unanimously.
- IV. **Treasurer** – Presented March financials
- V. **President**
 - A. **Motion:** Sign the resolution for an additional loan of \$300,000 from NW Bank. Moved by Pittsley, seconded by Platika. Motion passed unanimously.
- VI. **Committee Reports**
 - A. Finance Committee (on hiatus)
 - B. House Committee (on hiatus)
 - C. Pool Construction *ad hoc* Committee
 - D. Pool Fundraising *ad hoc* Committee
 - E. Pool Committee (on hiatus until pool completed)
 - F. LARC Committee
 - G. Greens Committee
 - H. Hello Neighbors/Social Committee
 - I. Elections Committee
 - J. Nominating Committee
 1. **Motion:** Dissolve the 2018 Nominating Committee. Moved by Pittsley, seconded by Wyatt. Motion passed unanimously.
- VII. **Administrator**
- VIII. **Executive Session**



♦ 15245 SW 116th Ave., King City, OR 97224 ♦ 503.639.6565 phone ♦ www.mykcca.com ♦

A. **Motion:** Suspend the Board meeting to go into Executive Session to discuss contract, legal and debt collection issues at 7:30 p.m. Moved by Wilson, seconded by Wyatt. Motion passed unanimously.

B. **Motion:** Adjourn Executive Session at 9:05 p.m. Moved by Pittsley, seconded by Wyatt. Motion passed unanimously.

IX. Reconvene Open Meeting

A. **Motion:** Reconvene the open meeting at 9:07 p.m. Moved by Pittsley, seconded by Williams. Motion passed unanimously.

X. Board Actions

A. Unfinished Business

B. New Business

1. **Motion:** Accept the letter of engagement from Cosgrave Vergeer Kester, LLP, Attorneys to provide KCCA with legal services. Moved by Pittsley, seconded by Wyatt. Motion passed unanimously.
2. **Motion:** Authorize Partners Group to provide KCCA with Directors and Officers Liability Insurance with an Umbrella policy in the amount of \$10,000,000. Moved by Platika, seconded by Wilson. Motion passed unanimously.
3. **Motion:** Contract with TouchPoint for one year of network/phone services. Moved by Williams, seconded by Pittsley. Motion passed unanimously.
4. **Motion:** Fine owner of 16365 SW King Charles Drive for failing to remove political sign from front yard. Moved by Pittsley, seconded by Platika. Motion passed unanimously.
5. **Motion:** Send letter giving owners of 16105 SW Royalty Parkway 30 days to improve exterior condition of their property at that address and give the tenant until May 15, 2018 to move out of the property. Moved by Schuyler, seconded by Wyatt. Motion passed unanimously.
6. **Motion:** Fine owner of 16470 SW King Charles for uncorrected LARC violations related to unkempt yard and fence. Moved by Platika, seconded by Williams. Motion passed unanimously.
7. **Motion:** LARC members will facilitate negotiations between the owners of 19000 and 11910 SW King George Drive to resolve their complaints against each other regarding a fence and lattice. Moved by Wilson, seconded by Schuyler. Motion passed unanimously.

XI. Director's Comments

XII. Motion: Adjourn the Board meeting at 9:17 p.m. Moved by Pittsley, seconded by Williams. Motion passed unanimously

Valerie Schuyler
Vice President/Secretary