

## **Board of Directors Meeting Agenda**

**Tuesday, January 8, 2019**

**6:30 pm, Clubhouse Banquet Room**

- I. Call to Order**
- II. Roll Call of Directors**
- III. Open Forum**
- IV. Secretary**
  - a. Approval of Agenda
  - b. Approval of Minutes: 12/11/18 Board of Directors Meeting
- V. President**
- VI. Treasurer**
  - a. November 2018 Financials
- VII. Committee Reports**
  - a. Finance Committee
  - b. House Committee
  - c. LARC Committee
  - d. Pool Committee
  - e. Greens Committee
  - f. Club & Amenities Committee
  - g. Hello Neighbors Social Committee

## **VIII. Board Actions**

### **a. Old Business**

- i. Aquatic Center equipment warranties follow-up; none submitted to office by contractor or project manager.
- ii. Online voting proposal amount; approved by the Board 12/11/18.
- iii. Move “Dump truck” to “Non-Discretionary” line on 2019 Reserve Budget; approved by the Board on 10/10/2017.
- iv. Move “Maintenance crew communication equipment” to “Non-Discretionary” line on 2019 Reserve Budget; approved by the Board on 9/25/18.

### **b. New Business**

## **IX. Director’s Comments**

## **X. Adjournment of Board 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. 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.

**Board of Directors Meeting Minutes**  
**Tuesday January 8, 2019**  
**6:30 pm, Clubhouse Banquet Room**

- I. Call to Order by President Paul Downing at 6:21 pm.
- II. Roll Call
  - A. Directors: Present – Paul Downing, Rob Cavasher, Sandi Fuhrman, Steve Garner, Carolyn Griffith, Diana Platika, Valerie Schuyler
  - B. Administrator: Present – Ronnda Zezula
- III. Open Forum
  - A. Theresa Upshaw – golf cart path
  - B. Jerry Larsen – timing for revision of KCCA governing documents and adding staff in KCCA office
  - C. Larry Mills – KCCA newsletter delivery
- IV. Secretary – Schuyler
  - A. **Motion:** Approve the agenda of this meeting as revised to include an Executive Session to discuss a legal matter. Moved by Garner; Seconded by Platika. Motion passed unanimously.
  - B. **Motion:** Approve the Minutes of the 12/11/2018 Board of Directors meeting as amended to include the term “plastic roofing” in place of the word “roof” in the House Committee report found in VII.B.3. Moved by Garner; Seconded by Platika. Motion passed unanimously.
- V. President – Downing
  - A. Need for new golf course signage at the perimeter of KCCA.
- VI. Treasurer – Garner
  - A. November 2018 Financials
- VII. Committee Reports
  - A. Finance – Garner
    1. Discussion of whether items on the Reserve Budget should be considered “Non-Discretionary” or “Discretionary.” (see VIII.A.3.)
  - B. House – Downing
    1. Aquatic Center
      - a. ADA shower equipment, LED light fixtures for the parking lot and replacement of 3 short toilets with taller toilets were paid for with funds from the Pool Fundraising Committee account.
      - b. Water heater repairs will be done by the plumber at no cost
    2. Get bids for construction of a shed between the Shuffleboard Court and outdoor pool for storage of the rolling machine.
    3. Downing will bring bids for improvements to the Arts & Crafts/Library building to the Finance Committee.

- C. LARC – Cavasher
  - 1. Committee is working on revising the LARC Manual
- D. Pool – Fuhrman
  - 1. Asked Downing to ask MFIA to determine why there is excessive humidity in the Aquatic Center.
  - 2. Administrator was asked to check with insurance company to ask what safety measures should be taken relating to the gas meter at the Aquatic Center and the parking spot(s) directly in front of it and report to the Board.
- E. Greens – Platika
  - 1. **Motion:** Approve the bid from Ferguson Waterworks for a 5-year contract in the amount of \$14,250 to service the GSP computerized watering system on the KCCA golf course. Moved by Platika; Seconded by Griffith. Motion passed unanimously.
- F. Clubs & Amenities – Schuyler. No report.
- G. Hello Neighbors Social Committee – Griffith
  - 1. **Motion:** Approve Diane Wilson as a member of the committee. Moved by Griffith; Seconded by Downing. Motion passed unanimously.
  - 2. Announced Grilled Cheese Sandwich contest to be held on February 16<sup>th</sup>, 2 – 4 pm.
  - 3. Announced Pies of March to be held on March 17<sup>th</sup>.
- VIII. Board Actions
  - A. Old Business
    - 1. Aquatic Center equipment warranties will not be given to KCCA until the building is released by the contractor.
    - 2. Zezula clarified that the amount approved by the Board for Online voting on 12/11/2019 may be different depending on the number of voters who use paper ballots.
    - 3. **Motion:** Move “dump truck”, approved for purchase in the amount of \$25,000 by the Board on 10/10/2017, to “Non-Discretionary” category on 2019 Reserve Budget. Moved by Platika; Seconded by Fuhrman. Motion passed unanimously.
    - 4. **Motion:** Move “Maintenance crew communication equipment”, approved for purchase by the Board on 9/25/2018, to “Non-Discretionary” category on 2019 Reserve Budget. Moved by Platika; seconded by Griffith. Motion passed unanimously.
    - 5. **Motion:** Move “Golf cart path repair” to “Non-Discretionary” category on 2019 Reserve Budget. Moved by Platika; Seconded by Downing. Motion passed unanimously.
  - B. New Business – None.
- IX. Director’s Comments – None
- X. Executive Session

- A. **Motion:** Adjourn the regular meeting to go into Executive Session to discuss a legal matter at 7:50 pm. Moved by Downing; Seconded by Schuyler. Motion passed unanimously.
- B. **Motion:** Convene Executive Session at 8:00 pm. Moved by Downing; Seconded by Schuyler. Motion passed unanimously.
- C. **Motion:** Adjourn Executive Session at 8:40 pm. Moved by Schuyler; Seconded by Downing. Motion passed unanimously.
- XI. **Motion:** Reconvene regular Board meeting at 8:42 pm.
  - A. **Motion:** Approve the exception request for 16825 SW Monterey Lane. Moved by Cavasher; Seconded by Garner. Motion passed unanimously.
- XII. **Motion:** Adjourn the regular meeting at 8:47 pm. Moved by Schuyler; seconded by Platika. Motion passed unanimously.

Valerie Schuyler  
Secretary, Board of Directors

APPROVED