

Board of Directors Meeting Agenda

Tuesday, January 22, 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: 1/8/18 Board of Directors Meeting
- V. President**
- VI. Treasurer**
 - a. December 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
- 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 22, 2019
6:30 pm, Clubhouse Banquet Room

- I. **Call to Order** by President Paul Downing at 6:30 pm.
- II. **Roll Call**
 - A. Directors: Present - Paul Downing, Rob Cavasher, Steve Garner, Carolyn Griffith, Diana Platika, Valerie Schuyler; Absent - Sandi Fuhrman
 - B. Administrator: Present - Ronnda Zezula
- III. **Open Forum**

Rita Christian – Solutions for errant golf balls sought
Mary Delamater – Ideas about vendor signs
- IV. **Secretary - Schuyler**
 - A. **Motion:** Approve the Agenda of the 1/22/2019 meeting. Moved by Platika; Seconded by Griffith. Motion passed unanimously.
 - B. **Motion:** Approve the Minutes of the January 8, 2019 Board of Directors Meeting. Moved by Cavasher; Seconded by Garner. Motion passed unanimously.
- V. **President – Downing**
 - A. Announced that KCCA’s attorney will peruse our governing documents and provide recommendations to the Board of Directors for changes. The Board will take these recommendations under advisement, make additional changes as needed, produce and vote on a final revision.
 - B. Responded to resident Christian’s repeated request for solution to errant golf balls with four courses of action she can take:
 1. If present when ball arrives, causing damage to her property, seek out golfer who delivered the ball so the golfer can pay for repair of damages.
 2. Call the Pro Shop and ask them to notify the Golf Marshall to seek out the golfer or send an employee to the course.
 3. Hire a company to construct a net fence to protect her property from incoming balls.
 4. Submit a claim for repair of damages to her homeowner’s insurance.*Downing reiterated that KCCA is not responsible for damage done to residents’ property by errant golf balls.
- VI. **Treasurer – Garner**
 - A. December 2019 Financials: Garner noted that KCCA ended the fiscal year showing balances of \$372,744.63 in the Operating Account and \$502,353.77 in the Reserve Account. He noted several outstanding bills that will reduce the Operating account balance available for use in the current year.

- B. Garner agreed to compile a two-year plan for improved future reserve project planning, based on the 2016 Reserve Study, for the next meeting.
- C. Board members agreed to prioritize the Non-Discretionary items and projects on the 2019 Reserve Budget as soon as the smaller projects approved are completed.

VII. **Committee Reports**

- A. Finance Committee – Garner (see above)
- B. House Committee
 - 1. **Motion:** Approve expenditure of \$27,000 for completion of the following projects: blinds and new chairs in the Multi-Purpose room (\$5,300); shed & installation for golf course roller (\$4,200); improvements in the Arts & Craft Building (\$15,000); Engineering for installing windows in the Crown Center (\$2,500). Moved by Downing; Seconded by Garner. Vote: In favor – Downing, Cavasher, Garner, Schuyler; Opposed – Griffith, Platika. The motion passed.
 - 2. Downing will bring bids for the Kitchen and Pro Shop women’s restroom to the Board meeting on February 5, 2109.
 - 3. Downing agreed to provide project bids/amounts prior to Board meetings in which Directors are asked to vote on the project(s).
 - 4. Downing agreed to make the Non-Discretionary items and projects on the 2019 Reserve Budget a priority over any additional new projects.
- C. LARC Committee – Cavasher
 - 1. Cavasher noted that the committee is working on the issue of vendor signs.
- D. Pool Committee – In Fuhrman’s absence, Schuyler read a report she had submitted:
 - 1. Wi-fi in the Aquatic and Crown Centers and parking lot lights have been installed.
 - 2. Emergency doors in the Aquatic Center are being propped open and/or chairs are being left in front of the emergency doors, creating safety issues. Pool Marshalls and other residents are making random rounds to address these issues while the Pool Committee investigates alarm and camera options.
- E. Greens Committee – Platika
 - 1. The Greens Committee meets on the 1st Thursday of the month in the Pro Shop. The next meeting is on Thursday, February 7th at 1:00 pm.
- F. Clubs & Amenities Committee – Schuyler
 - 1. Club Registration forms will be distributed soon. Club presidents/leaders will be responsible for completing and turning in the forms to the KCCA office by March 29th. *Only registered clubs will be able to reserve day(s)/time/place for their regular meetings at no cost.*
- G. Hello Neighbors Social Committee – Griffith
 - 1. Next meeting is on Friday, February 1 at 10:00 am in the Multi-Purpose room

VIII. **Board Actions**

- A. Old Business - None
- B. New Business

- 1. **Motion:** Set up an elections committee to be chaired by Cavasher. Moved by Cavasher; Seconded by Schuyler. Motion passed unanimously.

IX. **Director's Comments** - None

- X. **Motion:** Adjourn the meeting at 8:16 pm. Moved by Garner; Seconded by Downing. Motion passed unanimously.

Valerie Schuyler
Secretary, Board of Directors

APPROVED