



Friday 6/21/19 at 2:00 pm - Notice of Emergency Meeting, Executive Session

Ronnda Zezula <manager@kccahoa.com> Thu, Jun 20, 2019 at 10:40 AM
To: Rob Cavasher <rcavasher@mykcca.com>
Bcc: Diana Platika <dplatika@mykcca.com>, Helen Harper <hharper@mykcca.com>, Jim Trees <jtrees@mykcca.com>, Laurie Petrie <lpetrie@mykcca.com>, Sandi Fuhrman <sfuhrman@mykcca.com>, Steve Garner <sgarner@mykcca.com>

The Board is blind-copied on this email. An Emergency Meeting is being called in Executive Session to review third-party contract proposals relating to an urgent Board decision required on the parking lot plan/permitting matter. This meeting will be held by telephone. Dial-in instructions are below.

Please respond as soon as possible to let us know if you will attend. Please also let me know if you have *not* received the two architect proposals sent to the Board earlier. They will be discussed in this meeting.

Friday, June 21, 2019, 2:00 pm

Call: (605) 472-5334

When prompted for an Access Code, dial:

[REDACTED] #

When you join the conference call, please state your name and then wait for the Board President to respond. Although silence can be awkward, please do not start conversations until the Board President says everyone expected has joined. If you are able to, please also mute your phone line during this time. This should help us to hear when each person joins the call and avoid unnecessary delays in beginning the meeting.

Resolution - Administration 2012-305

Emergency Meetings: ORS 94.640(8)(b) and (c) provides that Emergency Meetings may be held without notice to owners, if the reason for the bone fide emergency is stated in the minutes of the meeting; and only Emergency Meetings may be conducted by telephonic communication that allows all Directors to participate. Owners may attend. Directors participating in a meeting by telephonic means are deemed to be present in person at the meeting, and thus quorum rules apply. Only the matter of the emergency shall be discussed at an Emergency Meeting. A vote may be taken, even though it may not be an openly noticed meeting; except that the Directors may break into an Executive Session, without notice to Members, if the emergency falls under the criteria for a Closed Meeting.

Executive Sessions and Closed Meetings. In addition to Bylaws V, Section 5, ("Board Meetings Not Open to Members"), ORS 94.640(7)(b) provides that, except in case of an emergency, the Board of Directors of the Association shall vote in a properly noticed, open meeting whether to break and enter into an Executive Session. The Presiding Officer shall state the general nature of the action to be considered and, as precisely as possible, when and under what circumstances the deliberations can be disclosed to Members. The statement, motion or decision to meet in Executive Session must be included in the minutes of the meeting, including in Emergency Meeting minutes. In addition to the closed meeting issues listed in Bylaws V, Section 5, Oregon statute provides the Board may close meetings to discuss negotiations of contracts with third parties, or for collection of unpaid assessments. (ORS 94.640(7)(a)(B)(i thru iii). No action or vote may be taken in an Executive Session but shall be taken once the Board has reconvened and returned to the open Board meeting.

Restated Bylaws

ARTICLE V MEETINGS OF DIRECTORS

Section 5. Board Meetings Not Open to Members.

On matters dealing with personnel issues, litigation in which the Association is or may become involved and violations of Association rules or documents, the Board may hold meetings closed to the Members.

bcc: Board

Ronnda Zezula
Administrator

Board of Directors Meeting Minutes - Emergency Meeting

Friday, June 21, 2019

By Conference Call, 2:00 pm

- I. President Rob Cavasher called the meeting to order at 2:05 pm.
- II. Roll Call: Board Members present: Rob Cavasher, Sandi Fuhrman, Steve Garner, Helen Harper, Laurie Petrie, Diana Platika, James Trees. Administrator: Ronnda Zezula.
- II. Item 1. Select from proposals submitted by architecture firms for parking lot striping plat that meets new requirements under ADA regulations. **The proposal submitted by Scott | Edwards Architecture LLP was selected by consensus of the Board to draw and submit plans to the city for approval.**
- III. Item 2. Allow parking lot access to vendors/members for delivery/drop off-pick up purposes only, or to allow access for all to park, even without striping on the lot. **By consensus, the Board decided to allow access to vendors/members for delivery/drop off-pick up purposes only, with one entry lane open, with signage to state that parking lot is closed to all except vendors/members for delivery/drop off-pick up only.** Rob Cavasher to provide signage.
- IV. Meeting adjourned at 2:31 pm.

Steve Garner
Secretary, KCCA Board of Directors