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## Wednesday 7/17/19 at 6:00 pm - Notice of Emergency Meeting, Executive Session

1 message

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**Ronnda Zezula** <manager@kccahoa.com>

Tue, Jul 16, 2019 at 12:59 PM

To: Rob Cavasher <rcavasher@mykcca.com>

Bcc: Diana Platika <director2@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>

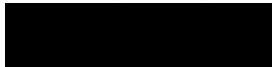
An Emergency Meeting is being called by the Board President in Executive Session to review third-party contract proposals relating to an urgent Board decision required on the parking lot permitting and work scheduling matter. Handouts will be distributed late today, following my already set afternoon meetings.

This emergency 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.

### **Wednesday, July 17, 2019, 6:00 pm**

**Call: (605) 472-5334**

**When prompted for an Access Code, dial:**



If you are able to, after stating you have joined the call please mute your phone line until the meeting is called to order.

#### 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**  
**Wednesday, July 17, 2019, 6:00 pm**

Telephonic Meeting

Called to order at 6:02 pm. Present: RC, SG, HH, LP, DP, JT. Admin: RZ. Absent: SF

**Motion to enter executive session made by LP, 2nd DP. Motion approved.**

Executive session to discuss 3rd party contracts.

**Motion to end executive session and go to open session RC. 2nd, JT.**  
**Unanimous.**

Open session: **Motion to use Vortex for concrete as proposed pending Hals Construction, Inc. using their CCB number for permits needed by city to move forward with parking lot project. RC. 2nd, JT. Yes RC, SG, HH, LP, DP, JT.**  
**Motion approved.**

**Motion to adjourn 7:06 pm. RC, 2ndJT. Unanimous.**

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Steve Garner  
Secretary, KCCA Board of Directors