



15245 SW 116th Avenue, King City, OR 97224 ☐ 503.639.6565 phone ☐ 503.639.8815 fax ☐ www.mykcca.com

Board of Directors Meeting Minutes

Tuesday, October 26, 2021

6:30pm, GoToWebinar

A. Call to order

B. Roll call of directors:

Present: Delamater, Khozouiee, Lee, Minor, Petrie, Smith, Wilson

C. Secretary

a. Approval of Agenda for **10/26/2021** Board of Directors Meeting

Motion: I move the board approve the agenda of October 26, 2021, amended to add discussion re: executive session to New Business.
Moved by Smith, seconded by Lee. Motion passed by unanimous consent.

b. Approval of minutes of **10/12/2021** Board of Directors Meeting

Motion: I move the board approve the minutes of October 12, 2021, BOD meeting as presented.
Moved by Smith, seconded by Minor. Motion passed by unanimous consent.

D. President report

Board agrees that next meeting will be in person at the KCCA clubhouse.

E. Treasurer report

F. Committee reports:

a. Finance

b. House

i. **Motion:** I move that the board waive the three bid requirement and approve the proposal from Ohm Systems to expand and improve the sound system in the KCCA Clubhouse in 2021. Cost to be \$3,250.00. Funds to be taken from reserve funds.

Moved by Petrie, seconded by Wilson
In Favor: Delamater, Lee, Minor, Petrie, Wilson
Opposed: Khozouiee, Smith
Motion passed.

c. LARC

d. Pool



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e. Greens

- i. **Motion:** I move that the board accept the new golf course golfing fees schedule for the year 2022 as presented.
Moved by Wilson, seconded by Smith. Motion passed unanimously.

f. Clubs & Amenities

g. Hello Neighbors

G. Board actions

a. Old Business

- i. None

b. New Business

- i. Need to meet in executive session with attorney to discuss settlement agreements pertaining to the pool litigation.

H. Board director's comments

I. Recess board meeting

Motion: I move that we recess this meeting at 8:33pm, to reconvene at 6:30pm on Thursday, October 28, 2021, to meet in executive session with the attorney concerning the litigation and also to discuss budget issues around payroll/wages. Moved by Delamater, seconded by Minor. Motion passed by unanimous consent.

J. Reconvene Meeting on October 28th via GoToMeeting –

President Mary Delamater called the meeting back in session at 6:40pm.

K. Roll call of directors

Present – Delamater, Khozouiee, Lee, Minor, Petrie, Smith, Wilson

L. Motion: I move that the Board go into executive session.

Moved by Delamater, seconded by Khozouiee. Motion passed by unanimous consent.

M. Open meeting resumed at 9:29pm.

N. Motion: I move that the Board adopt the settlement resolution for partial settlement of the construction defect litigation related to JC & Sons.



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Moved by Delamater, seconded by Wilson. Motion passed by unanimous consent.

O. Motion: I move that the Board extend the Code of Ethics/Conduct approved on October 12, 2021 to apply to committees and committee members.

Moved by Delamater, seconded by Minor. Motion passed by unanimous consent.

P. Adjournment of board meeting

Motion: I move that we adjourn the meeting at 9:46pm. Moved by Delamater, seconded by Minor. Motion passed by unanimous consent.

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 as final.