



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, November 16, 2021

6:30pm, GoToWebinar

A. Call to order

B. Roll call of directors: Delamater, Khozouiee, Lee, Minor, Petrie, Smith, Wilson

C. Executive session

Motion: I move the board go into executive session to discuss third party bids and pool litigation issues. Moved by Delamater, seconded by Minor. Motion passed by unanimous consent.

Resume open meeting at 7pm.

Motion: I move that the Board approve the bid from All Surface Cleaning for \$1,080 to install 12 downspout cleanouts covering these buildings - pro shop, clubhouse, arts & crafts, and shuffleboard. Project cost to be drawn from reserve funds.

Moved by Petrie, seconded by Wilson

In Favor: Delamater, Khozouiee, Lee, Minor, Petrie, Smith, Wilson

Opposed: None

Motion passed unanimously.

Motion: I move that the Board approve the bid from Frahler Electric for \$1,500 to add two new circuits and four new plugs in the clubhouse banquet room. Project cost to be drawn from reserve funds.

Moved by Petrie, seconded by Minor.

In Favor: Delamater, Khozouiee, Lee, Minor, Petrie, Smith, Wilson

Opposed: None

Motion passed unanimously.

D. Secretary

a. Approval of Agenda for **11/16/2021** Board of Directors Meeting

Motion: I move the board approve the agenda of November 16, 2021, as presented.

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

b. Approval of minutes of **11/13/2021** Board of Directors Meeting



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Motion: I move the board approve the minutes of November 13, 2021, BOD meeting as presented.

Moved by Smith, seconded by Petrie. Motion passed by unanimous consent.

c. Approval of minutes of **11/9/2021** Board of Directors Meeting

Motion: I move the board approve the minutes of November 9, 2021, BOD meeting as presented.

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

E. Board actions

a. Old business

i. Finalize 2022 budget

Motion: I move that the board accept the proposed 2022 Operating and Reserve Budgets and recommended assessment amount.

Moved by Delamater, seconded by Minor.

Amended motion: I move to amend the current motion to update the operating budget, including an assessment amount of \$643.

Moved by Wilson, seconded by Delamater.

In Favor: Delamater, Khozouiee, Wilson

Opposed: Lee, Minor, Petrie, Smith

Motion failed 3-4, original motion back on floor.

Amended motion: I move to amend the current motion to update operating budget, including a contribution to reserves amount of \$70,000, with a new assessment amount to be determined based on these changes.

Moved by Minor, seconded by Petrie.

In Favor: Delamater, Minor, Petrie, Smith, Wilson

Opposed: Khozouiee, Lee

Motion passed 5-2, original motion moot.

F. Treasurer report

a. Approval of financial statements.

Motion: I move the board approve the publication of financial statements prepared by the management company CAP for April 2021 through August 2021, with caveats re: corrections and unresolved accounting issues.

Moved by Khozouiee, seconded by Minor

In Favor: Delamater, Khozouiee, Minor, Petrie, Wilson

Opposed: Lee, Smith

Motion passed 5-2

Motion: I move to table the remainder of the Treasurer Report.

Moved by Lee, seconded by Smith. Motion passed by unanimous consent.



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G. Adjourn board meeting

Motion: I move that we adjourn this meeting at 10:18 pm.

Moved by Delamater, seconded by Smith. 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.