



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, May 10, 2022

6:30 pm, Regular Session, Virtual

- A. Call to Order:** at 6:35pm by President Catherine Lee.
- B. Roll Call:**
Present: Lee, Petrie, Smith, Khozouiee, Delamater, Enyart, Minor
Guest: Attorney Chris Tingey
Absent: None
- C. Secretary**
- a. **Approval of the Agenda for 05/10/2022 Board of Directors Meeting**
Motion: I move the board approve the agenda of May 10, 2022 as presented.
Moved by Smith, seconded by Minor. Motion passed by unanimous consent.
- b. **Approval of the Minutes of 04/26/2022 Board of Directors Meeting**
Motion: I move the board approve the minutes of April 26, 2022
BOD meeting as amended to correct effective date for board meeting time change
from June 21, 2022 to June 28, 2022.
Moved by Smith, seconded by Enyart. Motion passed by unanimous consent.
- D. President's Report**
- a. **COVID Updates:** some temporary adjustments to pro shop and library hours due to
COVID spike.
- b. **Election Updates:**
Motion: I move we go into executive session to discuss with attorney issues
surrounding receipt of ballot petition after posted deadline.
Moved by Lee, seconded by Minor.
In favor: Lee, Petrie, Smith, Enyart, Minor
Opposed: Delamater, Khozouiee.
Motion passed 5-2.
Board went into executive session at 7:11pm, returned to open meeting at 8:05pm.
Statement: We have consulted the association's attorney and it is our understanding
that the election date is 5/24 (first day of voting), the petition received 4/28 was late
and, according to our bylaws (Article IV, Section 2), may not be accepted.
- c. **Annual Members Meeting**
Motion: I move the board approve adding a separate Candidate Forum meeting on
5/24/2022, to begin at 5:30pm and to be hosted by the co-chairs of the Election
Committee, followed by the annual Member meeting, which is a separate meeting to
be chaired by the board President as stated in our governing documents.
Moved by Delamater, seconded by Smith.
In Favor: Lee, Petrie, Smith, Khozouiee, Delamater, Enyart, Minor



Opposed: None
Motion passed.

E. Treasurers Report

Motion: I move the board approve \$200,000 be transferred from Columbia Bank operation checking account to NW Bank operation checking account.
Moved by Khozouiee, seconded by Delamater. Motion passed by unanimous consent.

F. Board Actions

a. Old Business

i. Approval of Financials

Motion: I move the Board approve the November 2021 financials as presented.

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

Motion: I move the Board approve the December 2021 financials as presented.

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

Motion: I move the Board approve the January, February, and March 2022 financials as presented.

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

ii. Pool Usage: COVID

Motion: I move that the outdoor pool open for the 2022 season with the following pre-COVID guest rules, with the understanding that restrictions may need to be added later if COVID conditions change.

- Guest limit: 4 per household
- Minor guest hours: Mon-Sun, 11am-1pm and 6pm-7pm

Moved by Delamater, seconded by Khozouiee.

Amended motion: Adjust minor guest hours to 11am-1pm only.

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

Motion: I move the board approve opening the outdoor pool for the 2022 season on Saturday, May 28, 2022.

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

iii. Clubs & Amenities – Room Rental Policy

Motion: : I move that the board update the KCCA room rental policy to allow request of waiver of rental fee for events that are 1) available to all association members free of charge, and 2) provide a forum to discuss issues pertinent to the KCCA community. KCCA resident members requesting a fee waiver must complete the existing rental form and provide a security deposit, as well as complete a separate waiver request form. KCCA Administration will make the decision approving or denying the



waiver request. The requesting member can ask the KCCA board of directors to review that decision at the next BOD meeting.

Moved by Delamater, seconded by Smith.

Motion to table: Moved by Lee, seconded by Minor. Motion to table passed by unanimous consent.

iv. **House – AV Equipment Use**

Motion: I move that the Board adopt the policy and procedures for KCCA audio/visual equipment use, as recommended by the House Committee, amended to add of pre- and post- rental member initial of good condition, and copy of drivers license or other ID, to be effective on Monday, May 16, 2022.

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

b. **New Business**

- i. **Motion:** I move that the Board disband the 2022 Nominating Committee. Moved by Minor, seconded by Smith. Motion passed by unanimous consent.

G. **Adjourn board meeting**

Motion: I move this meeting adjourn at 9:41 pm.

Moved by Lee, 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.