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Board of Directors Meeting Minutes Tuesday, June 14, 2022

Executive Session, 5:00 pm, KCCA Clubhouse
Regular Session, 6:30 pm, KCCA Clubhouse

- A. Call to Order:** at 5:03pm by President Catherine Lee.
- B. Roll Call:**
Present: Lee, Petrie, Khozouiee, Delamater, Enyart, Minor
Guest: Attorney Chris Tingey
Absent: Smith
- C. Executive Session**
Motion: I move we go into executive session to discuss with attorney pool settlement/mediation, collections, and third party contracts.
Moved by Lee, seconded by Minor. Motion passed by unanimous consent.
Return to open meeting at 6:53pm.
- D. Secretary**
- a. **Approval of the Agenda for 06/14/2022 Board of Directors Meeting**
Motion: I move the board approve the agenda of June 14, 2022, with the addition of an item to approve the minutes of the Special BOD meeting of 6/9/2022.
Moved by Lee, seconded by Minor.
Amended motion: I move the board approve the agenda of June 14, 2022, as amended, with the addition of another item to approve redacted financial statements for April 2022 for publication.
Moved by Khozouiee, seconded by Enyart. Amended motion passed by unanimous consent.
 - b. **Approval of the Minutes of 05/10/2022 Board of Directors Meeting**
Motion: I move the board approve the minutes of May 10, 2022 BOD meeting as presented.
Moved by Lee, seconded by Petrie. Motion passed by unanimous consent.
 - c. **Approval of the Minutes of 06/09/2022 Special Board of Directors Meeting**
Motion: I move the board approve the minutes of June 9, 2022 Special BOD meeting as presented.
Moved by Lee, seconded by Delamater. Motion passed by unanimous consent.
- E. President's Report**
- a. **Motion:** I move the board approve the partial settlement of construction defect litigation and adopt the settlement resolution for ML Framing and Baxter North Construction.
Moved by Lee, seconded by Minor. Motion passed by unanimous consent.



F. Treasurers Report

Motion: I move the board approve publication of the redacted April 2022 financial statements as distributed among board members on June 13, 2022.

Moved by Khozouiee, seconded by Minor.

Motion withdrawn by Khozouiee.

Motion: I move the board approved the April 2022 financial information as distributed to the board members on May 18, 2022.

Moved by Khozouiee, seconded by Minor.

Amended motion: I move the board approve the April 2022 financial information as provided and distributed by CAP to the board members on May 18, 2022.

Moved by Lee, seconded by Enyart. Amended motion passed by unanimous consent.

G. Board Actions

a. Old Business

i. Clubs & Amenities – Room Rental Fee Waiver

Motion: I move that the board update the KCCA room rental policy as follows:

1. Allow use of a KCCA common room for up to four (4) hours without a fee for member groups that are putting on events that are open to all KCCA members at no cost.
2. Remove the requirement that an existing club that wants to reserve a different day, room, or time must pay the going rate for that reservation.
3. For both #1 and #2, the resident member that is reserving the room must complete a room rental form and provide a security deposit.

Moved by Delamater, seconded by Minor.

In favor: Petrie, Khozouiee, Delamater, Enyart, Minor, Lee

Opposed: None

Motion passed 6-0.

ii. Administration management discussion

Motion: I move the board start the process of selection of a community association management company for KCCA.

Moved by Lee, seconded by Minor

Motion to table: I move the board table this motion.

Moved by Khozouiee, seconded by Delamater

In favor: Khozouiee

Opposed: Petrie, Delamater, Minor, Enyart, Lee

Motion failed 1-5



Amended motion: I move the board start the process of discussion of selection of how to manage our association.

Moved by Khozouiee, seconded by Delamater

In favor: Khozouiee, Delamater

Opposed: Petrie, Enyart, Minor, Lee

Amended motion failed 2-4

Vote on original motion

In favor: Minor, Enyart, Petrie, Lee

Opposed: Khozouiee, Delamater

Original motion passed 4-2

b. New Business

- i. None

H. Adjourn board meeting

Motion: I move this meeting adjourn at 8:42 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.