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Board of Directors Meeting Minutes

Tuesday, December, 13, 2022 6:30 pm, KCCA Clubhouse

Hybrid – In-person and virtually on Zoom

- A. **Call to Order:** at 6:30 by President Jim Minor
- B. **Roll Call of Directors:** Bryan Daum V.P., Melanie Sagebear Secretary
Bill Enyart Director. On Virtual Zoom Mary Delamater Treasurer, and Faramarz Khozouiee Director.
- C. **Open forum:**
Members of the community were given the time to make statements .
- D. **Secretary**
- a. **Motion:** I Move the Board to Approve the agenda for 12/13/2022 Board of Directors Meeting Moved by M. Sagebear. Seconded by Jim Minor.
Motion: I Move the Board to Approve the Amended version of the Agenda for The Board of Directors Meeting to read Revised showing the date of 12/13/2022 Moved by M. Sagebear. Seconded by Jim Minor. Passed unanimously.
 - b. **Motion:** I Move the Board to Approve the amended minutes of the 11/08/2022 BOD meeting to show that the meeting recessed on 11/8/22 and reconvened on 11/9/22, and that the 2023 budget and assessment amount were approved at that meeting. Moved by Sagebear. Seconded by B. Enyart. Passed by unanimous consent
- E. **President Comments:**
- a. Jim Minor Spoke of the passing of Past Board Member Joe Wilson.
 - b. The cost of the last recall of a Board Member was \$ 33,520.01 and that this recall pending today will more than likely be more than this amount.
- F. **Old Business:**
- a. **Approval of the Amended CC&Rs Article V, Section 3.A Regular Assessments to include the payment plan.**
 - i. **Motion:** I move the Board to Approve the CC&Rs Article V. Section3. Amended version to include the payment plan. Moved by M. Sagebear. Seconded by J. Minor Passed unanimously.
- G. **New Business:**
- a. **Hiring an office assistant.**
 - i. We are in the process of interviewing this week and hope to have the position of bookkeeper filled by the next meeting.
 - b. **HVAC.**
 - i. **Motion:** I move the Board to approve the cost of the replacement heat pump compressor in the amount of \$3,600. Moved by B. Daum Seconded by M.

Sagebear. Passed Unanimously.

c. New Director

- i. Pete Carey and Eric Olson. Both Candidates are willing to volunteer their time to serve as Directors of the Board. The fact that Eric is still working full time the board chose Pete and asked Eric to please run in May for the next election.

d. 2022 Audit

- i. **Motion:** I move that we approve Schwindt & Co. to perform KCCA Audit for \$12,000 to \$14,000.
- ii. **Motion:** I move that the KCCA board give Mary Delamater permission to sign the Schwindt & Co letter of engagement. Move by Daum, seconded by Minor. Passed unanimously.

e. Yes Elections Contract renewal

- i. **Motion:** I move the board renew the Yes Elections contract for a 3 year term. Moved by Daum, seconded by Sagebear.
- ii. **Motion:** I move we table this motion pending some further research re: customer service issues and length of contract. Moved by Sagebear, seconded by Delamater, motion to table passed unanimously.

f. Violation of cease and desist letter.

- i. **Motion:** I Move the Board to approve the Lawyer Chris Tingey move forward and follow up on the violation. Moved by M. Sagebear. Seconded by B. Daum. Passed unanimously.

H. Committee Reports:

- a. **LARC.** Chair M. Sagebear reminds residents to not rake or blow their leaves into the street as we do not have a service that handles this. Also the Chair reminds all to not start a project without proper approval. Please use the LARC Chair email msagebear@mykcca.com for any questions.

- b. **Clubs and Amenities:** Many rentals in December.

c. Finance /Budget:

- i. **Motion:** I move that the board approve Nancy Hardesty and Mike Ceccanti as Finance committee members for the remainder of the current term. Moved by Delamater, seconded by Minor. Passed unanimously.

- d. **Greens:** Bill No report

- e. **Hello Neighbors:** They have been meeting regularly and are excited for the upcoming Christmas Party December 17, 2022 at 6:00 pm -8:00 pm.

- f. **Pool:** Bryan nothing to report at this time.

- g. **House:** Jim The replacement carpet in the Crown Center workout room., has been chosen. We hope to have it replaced soon.

I. Board of Directors Comments:

- a. None.

- J. Adjourn the Meeting:** I move the Board to adjourn the meeting Moved by M. Sagebear, Seconded by Bill Jim and Bryan