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**Board of Directors Meeting Minutes**  
**Tuesday, May 09, 2023**  
**KCCA Clubhouse**  
**6:30 pm**

- A. **Call to Order:** at 6:30 pm by President Jim Minor
- B. **Roll Call of Directors:** Jim Minor President, Bryan Daum Vice President, Melanie Sagebear Secretary, Mary Delamater Treasurer, Mike Ceccanti Director Bill Enyart Director, and Faramarz Khozouiee Director.
- C. **President Comments:**  
The president reminded all that LARC will be enforcing the issue of vehicles blocking sidewalks as we had a resident end up in the hospital with stitches in his head from a fall.
- D. **Secretary:**  
**Motion:** I move the Board to approve the Agenda for 05/09/2023. Moved by Melanie Sagebear, seconded by Bill Enyart. Passed unanimously.  
**Motion:** I move the Board to approve The Emergency Meeting Minutes for 05/05/2023. moved by Melanie Sagebear, Seconded by Bill Enyart. Passed unanimously.  
**Motion:** I Move the Board to Approve the Emergency Meeting Minutes for 05/01/2023. Moved by Melanie Sagebear. Seconded by Bill Enyart. Passed unanimously.
- E. **Financial Reports:**  
**Motion:** I Move that the Board Approve the March financials as presented. Moved by Mary Delamater seconded by Melanie Sagebear. Passed unanimously.  
**Motion:** I move the Board to approve posting of March Financials to the website. Moved by Mary Delamater. Seconded by Faramarz Khozouiee. passed unanimously.  
**Motion:** I move we approve the Annual Budget Schedule for 2023 Moved by Mary Delamater, seconded by Melanie Sagebear. (see page 11)
- F. **Board Actions:**  
a. **Old Business:**  
i. Insurance Update: presented by Mike Ceccanti. USI took over from Partners once we were released. This took place 4/25/2023. The policy for 2022-2023

costs were \$110,274.00. The new policy for 2023-2023 costs \$90,440.00. Great job! Mike, and his efforts in accomplishing this were recognized by the Board and residents alike.

- ii. Website update. Next week is it. 3 Board members and possibly 3 residents will meet with Shelly Caldwell for the final overview. We will have this contract end approved by the next Board meeting, May 23, 2023.

**b. New Business:**

- i. The Annual Members Meeting: Will be held 05 20/2023 at 5:30 pm in the Clubhouse.
- ii. Update Room Use Policies: This policy is being reviewed by the Board and the Attorney. The drafting of a policy allowing political speakers in the amenities is under consideration.
- iii. Monthly Reserve Fund Statement. We will have an update at the next Board Meeting.
- iv. New Hours of operation. Please see the website. Monday Wednesday Thursday Friday 9:00 a.m. to 12:00 p.m. & 1:00 p.m. to 4:00 p.m. Tuesday 10:00 a.m. to 1:00p.m. & 3:00 p.m. to 6:00 p.m.

**G. Committee Reports:**

**LARC:**

Please do not feed the wild birds, squirrels or cats outside. This brings many problems with mice, rats and other such animals looking for a free meal.

**Clubs and Amenities:**

No report.

**Finance/ Budget:**

Report given.

**Greens:**

No Report.

**Hello Neighbors:**

**Motion:** I move the Board to Approve the following volunteers for the Hello Neighbors Social Club Committee. Sherry Smith and Megan Rutz. Moved by Melanie Sagebear, Seconded by Mary Delamater. Passed Unanimously.

**House:**

Crown Center - Work out Room. The carpet is being placed on the 10th of May. Equipment being reinstalled Friday May 12th. Should be available to use Saturday May 12th. The office will send out an email when it is open.

Carpet - Living Room: We had the Carpet cleaned in the living room. However, the stain of the flood water did not come out. We are working with the insurance company to replace

it.

Boiler Room - update along with the buildout to combine the rooms, repair of exterior rot, and the roof buildout to cover the heat pumps and affected siding. Abatement was completed May 5th in the storage room off of the Banquet room.

Siding - (Library, Shuffleboard, Woodshop, Pro Shop update)

**Motion:** I move the Board to Approve an additional \$1,300.00 to the approved \$9,450.00. Moved by Mike Ceccanti. Seconded by Bryan Daum. Passed unanimously.

Security Cameras -

**Motion:** I Move the Board to Approve \$4,415.00 for the cameras for the pro shop. Moved by Mike Ceccanti. Seconded by Faramarz Khozouiee.  
Pro shop bathroom update. Bid was \$50,000.00. The ADA will need to be within compliance.

House Committee Member:

**Motion:** I move we appoint Megan Rutz to the House Committee. Move by Mike Ceccanti. Seconded by Jim Minor.

**Pool:**

Outdoor pool will open as soon as possible. No timeline as of yet.  
Bryan Daum brought up that there was \$1,000.00 available from the 2022 pool funds. This will be addressed at the next Board Meeting.

**Election:**

Election committee members will be available 2 hours before the meeting on May 20th to answer questions re: the ballot and online voting.

#### H. Board of Directors Comments:

#### I. Adjourn to the Meeting:

**Motion:** I move the Board to adjourn the meeting. Moved by Bill Enyart seconded by Melanie Sagebear. Passed unanimously. Adjourn at 8:13pm.