



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, June 13, 2023

6:30 pm, KCCA Clubhouse

Call to Order: at 6:31pm by President Jim Minor

Roll Call of Directors: Jim Minor, Bryan Daum, Melanie Sagebear,
Bill Enyart, Faramarz Khozouiee, Mike Ceccanti.
Mary Delamater

NOTE: All passed motions were voted on by the Quorum.

A. Secretary:

- i. **Motion:** I move the Board to approve the agenda for 06/13/2023.
Moved by Melanie Sagebear, seconded by Bill Enyart.

b. Amend the Agenda:

- i. **Motion:** I move the board to Amend the Agenda to table the volunteers for the Compliance Committee. Moved By Melanie Sagebear, Seconded by Mike Ceccanti Passed unanimously,
- ii. **Motion:** I move the Board to Amend the Agenda to dissolve the Election Committees. Moved by Jim Minor. Seconded by Bill Enyart Passed unanimously.
- iii. **Motion:** I move the Board to Amend the Agenda to table all of New Business I-V. Moved by Mike Ceccanti. Seconded Melanie Sagebear.
- iv. **Motion:** I move the board Amend the last motion to include the approval of the Night Hawk Cameras for the Clubhouse. Moved by Melanie Sagebear. Seconded by Jim Minor. Passed unanimously.
- v. **Motion:** I move the Board to Approve the minutes for 05/23/2023. Moved by Melanie Sagebear. Seconded by Mike Ceccanti. Passed unanimously.

B. President's Comments:

Jim Minor President thanked Mary Delamater and Bill Enyart for serving the community as Directors and officers of the Board. The President called the two new Directors to take their seats on the Board. A.J. Simmons and Michelle Faber. The President announced there were no officers at this moment until voted on by the Board. Faramarz Khozouiee reminded us that Melanie Sagebear then became a scribe for recording purposes; So it was. The election of the president was conducted by secret ballot. The results are that Jim Minor remained President. Vice President was conducted by secret ballot and the results are that Bryan Daum remained Vice President. Secretary was conducted by secret ballot and the results are that Melanie Sagebear remained Secretary. The Treasurer was conducted by secret ballot and the results are that Michelle Faber was the newly elected Treasurer.

C. Old Business

- i. No Motions

D. New Business

- i. **Motion:** I move the Board to approve the adding of Michelle Faber to the list of authorized signers to our Banks. The U.S. Bank, Northwest Bank and Umpqua Bank. Moved by Jim Minor. Seconded by Bryan Daum. Passed unanimously.
Announcement: Director Faramarz requested to take the floor and was granted the time. Faramarz Khozouiee announced his resignation from the Board of directors effective immediately, 06/13/2023.
- ii. **Motion:** I move the Board to accept the resignation of Director Faramarz Khozouiee, Moved by Jim Minor. Seconded by Mike Ceccanti. Passed unanimously.
- iii. **Motion:** I move the Board to approve the Special Meeting Minutes for 05/19/2023 Moved by Melanie Sagebear, Seconded by Jim Minor. Passed by Quorum except for Mary Delamater.

b. Election of Committee Chairs:

- i. Jim Minor will Chair Hello Neighbors.
- ii. Bryan Daum will Chair the Pool Committee.

- iii. A.J. Simmons will Chair the Greens Committee.
- iv. Mike Ceccanti will Chair House.
- v. Michelle Faber will Chair the Budget /Finance Committee.
- vi. Melanie Sagebear will Chair the LARC Committee.
- vii. Melanie Sagebear will Chair Clubs and Amenities. Interim.

E. Finance Report

- i. Motion: I move the Board Approve the April 2023 Financials Moved by Michelle Faber Seconded by Melanie Sagebear. Passed unanimously.
- ii. Motion: I move the Board Approve the Redacted version of the April Financials for posting on the website. Moved by Michelle Faber, Seconded by Jim Minor.

F. Committee Reports:

i. **LARC:**

Unsigned complaint forms or incomplete forms cannot be investigated. Therefore, cannot be followed up on.
The signs for yards that are having work done are in. We have them numbered and they are ready to give out.

ii. **Clubs and Amenities:**

No report.

iii. **Finance /Budget:**

Reserve Report to be given in a report that is easy to understand.
These will also be available for the residents.

iv. **Greens:**

A.J. Simmons just took over the Chair of this Committee and will report at the next Board Meeting.

v. **Hello Neighbors:**

Jim Minor is now the Chair for this committee.

Jim reminded us all that the Memorial Day Potluck was a success and there was so much food. Thank you to all. The next upcoming event is the 4th of July Parade, followed by the National Night Out Luau. Tickets will be available soon at the Clubhouse office.

vi. **House:**

Mike Ceccanti explained,

- The Clubhouse Closet/Siding Repairs are almost complete.
- Audio System Update. Salem Apex Audio Is submitting the bid by next week. They were the first company that actually turned on our microphones. They explained we will need some sound proofing of the walls.
- Entryway tile, kitchen and restrooms. Permatreat will be here to do this process. It is a 6 Hour process to clean and reseal the areas. The clubhouse will need to be closed during this time. We will let everyone know in a timely manner.
- Flooring. Samples will be brought to the House Committee to approve.
- Cabinet in the Crown Center. Keith Walbridge and the Woodshop are working together to renovate this item and it will look Great and be an improvement.
- Window tinting. We are looking at a new company to update the windows. waiting on 3 bids.
- Pro Shop Restrooms. This is a big project. The House Committee needs to do some more planning to see what we can do NOW to improve the area.
- Gazebo. The benches are rotting. The House Committee is looking for resident volunteers to possibly help cut, nail measure etc. this will save some money and build community spirit.

Motion: I move the Board to approve the cost of \$2,995.00 for the Permatreat in the entryway, kitchen and bathrooms. Moved By Michelle Faber. Seconded by Mike Ceccanti. Passed unanimously.

vii. **Pool:**

Update The open Indoor Pool Test indicated our dehumidifier was not functioning to full capacity. There may be another test soon. The ventilation/humidity control and heat baffling all need to be retested. The office will let the community know when testing is scheduled. The outdoor pool remains open. There are beautiful murals that enhance the view. A big thank you to the pool committee. Hours are 9:00 am to 8:00 pm until the weather and sunlight start to change. Children are welcome from 11:00 am to 1:00 pm.

Water aerobics are daily at 10:00 am and again at 6:00 pm.

Please be courteous to all who utilize the pool. Remember to sign in and sign-in your guests with name and age.

G. Board of Directors comments.

- i. The President Jim Minor announced the hiring of the Administrator/Community Manager. Rob Williams comes to us from AMS and is well versed in HOA structure, CC&Rs and daily operations of an HOA. Rob will start June 26, 2023.
- ii. Michelle Faber addressed the low turnout of the election participants. The actual number of voters was 20%. She then thanked the voters for their votes.
- iii. **6. Adjourn the meeting:**
Motion: I move to adjourn the meeting moved by Bryan Daum.
Seconded by Melanie Sagebear. Passed time was 8:00pm