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Board of Directors Meeting Minutes
Tuesday October 24, 2023
KCCA CLUBHOUSE
6:30 pm Regular Session

- A. Call to Order: 6:30 pm** By President Chris Walbridge
- B. Roll Call of Directors:** Chris Walbridge President, Bryan Daum Vice President, Melanie Sagebear Secretary, Michelle Faber Treasurer Mike Ceccanti Director. Cherie Gilmore-Forczak director
- C. Secretary**
- a. **Motion:** I move the Board Approve the Agenda for 10/24/23. Moved by Melanie Sagebear, seconded by Michelle Faber.
 - b. Motion: I move the Board to amend the agenda to include the alcohol Addendum policy for KCCA events (BYOB). Moved by Mike Ceccanti. Seconded by Chris Walbridge. Passed by directors present.
- D. President's Comments:**
- a) The President discussed the addition of a new Board member. She reminded all that this is the last week to submit your email expressing a desire to serve on the Board of Directors. There will also be an E-Blast from the Office.
 - b) The Community Manager update consisted of applicants are being reviewed by the board, we are conducting interviews this week.
 - c) The Animal policy was voted on by the Board and passed in the October 10, 2023, Board meeting. The Draft has been sent to the Attorney to complete. The Board will have the policy on the website as soon as we receive it.

E. Financial Reports:

- a) **Motion:** I move the Board to approve the September Financials. Moved by Michelle Faber. Seconded by Mike Ceccanti. Passed by the directors present.
- b) **Motion:** I move the Board to approve the feasibility study by Bradford consultants for \$7575.00. Moved by Michelle Faber. Seconded by Melanie Sagebear.
Motion: I move the Board Table this item for further discussion. Moved by Bryan Daum. Seconded by Mike Ceccanti. Review at next meeting.
- c) **Motion:** I move the Board to approve the Forensic Building Envelope Study of all buildings. Moved by Michelle Faber. Seconded by Melanie Sagebear.
Vote: Bryan Daum no, Mike Ceccanti no, Melanie Sagebear yes, Cherie Gilmore-Forczak yes, Melanie Sagebear yes, Michelle Faber yes, Chris Walbridge yes. Motion Passes 4 to 2.
- d) **Motion:** I move the Board to approve the continuation of our contract with Cascade Building Services as our cleaning service. Moved by Michelle Faber. Seconded by Melanie Sagebear. Passed by directors present.
- e) Aged Receivables, on hold.
- f) Transfer of Reserve assessment, on hold.
- g) Invest \$500,000 in CDARS with Northwest Bank, from Operating account. On hold.
- h) Cancellation the State application for Video poker.
Motion: I move the Board to cancel the State application for Video Poker.
Moved by Michelle Faber. Seconded by Chris Walbridge. Passed by directors present.
- i) Debit Card Transfers. The operations account at Umpqua Bank. The treasurer Michelle Faber is monitoring these accounts. On Monday the treasurer, the president and the secretary went to the bank and had a had a \$250.000 cashiers check made out to Northwest Bank to go into a sweep account.
- j) **TABLED ITEM**
NextTech, this portion of our contract for the extra service for the Board support is now void. KCCA will not be charged an extra fee for this service.
- k) Budgets: The Board met on the 23rd of October to tweak the budgets for final presentation on October 29th, 2023. In The Clubhouse 3:00pm-5:00pm.
NOTE: Resolution 2012-304 As the Treasurer there will be oversight and enforcement. Starting November 01, 2023.

Board Business:

TABLED ITEMS:

1. Net Vendor

Bryan Daum. Move to table this item for further discussion. Seconded by Mike Ceccanti Passed by directors present.

New Business:

1. The Alcohol Addendum form is being looked at for liability. This form is used when renting the facilities. The form will be revised. The Board Will let you know as soon as it is updated.

Committee Reports:

Budget /Finance

Thank you for all the committee's help, without you it would not have been completed.

Clubs and Amenities

The Halloween party is scheduled for the same day as the Budget Meeting. We will need help with setting up chairs, but we will make it work.

Greens: Next meeting November 02, 2023, at 1:00 pm in the Pro Shop.

Winter hours begin November 1, 2023, 8:00am to 4:00 pm.

Hello neighbors: The Treasurer reminded us she needs all items sent to her to prepare the budget.

HOUSE: Mike is Back.

1. The hanging light in the Crown Center was damaged while the window tinting was being done. It will be replaced or repaired. We are looking at our options.
2. The Indoor pool door is still being worked on; we will have an update soon.
3. I am working with the City of King City, on our Zoom meetings and the sound system. We are gathering as much information as possible before we plan on how to proceed.

LARC: More LARC signs are on order. Check your yard lamps, make sure they are in working order.

The Committee will start compliance tours November 1, 2023.

Pool: We are currently replacing the insulated door. When we are ready for our next round of testing Bryan Daum said he will be scheduling a class on how to read the chemicals testing.

ADJOURNMENT:

Bryan Daum, I move thew Board adjourn.

Seconded Mike Ceccanti, Passed by All Directors.

APPROVED