



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 November 14, 2023
KCCA CLUBHOUSE
6:30 pm Regular Session
Executive Session**

A. Call to Order: 6:33 pm By President Chris Walbridge

B. Roll Call of Directors: Rob Peters, Michelle Faber Treasurer, Melanie Sagebear Secretary, Bryan Daum Vice President, Mike Ceccanti Director, Cherie Gilmore-Forczak Director. Chris Walbridge President. All present.

C. Secretary:

MOTIONS by Melanie Sagebear

- a. **Motion: I move the Board Approve the Agenda for 11/14/23. Moved by Melanie Sagebear. Seconded by Michelle Faber. Motioned carried 7/0**
- b. **Motion: I move the Board to Approve the 10/30/2023 minutes as presented. Seconded by Cherie Gilmore-Forczak. Special Board meeting v. Special Members meeting. (Explained). VOTE: Cheri Gilmore-Forczak NO, Bryan Daum NO, Mike Ceccanti NO. Chris Walbridge YES, Michelle Faber YES, Rob Peters YES, Melanie Sagebear YES. Motion carried 4/3.**
- c. **Motion: I move the Board to Approve the 10/24/2023 minutes Seconded by Michelle Faber.**
- d. **Motion: Mike Ceccanti, I move the Board to Amend the minutes to include the House Committee in the section of COMMITTEE REPORTS; and include the 3 items talked about. Motion carried 7/0**
- e. **Motion: I move the Board to Approve the 10/23/2023. Motion**

carried 7/0.

- f. **Motion:** I move the Board to Approve the 10/10/2023 minutes as presented. Seconded by Chris Walbridge. Motion carried 7/0.

D. President Comments:

Resident complaints. Board President, LARC chair and Jeff will make appointment to

look at the property and decide on a plan

PARKS: The parks in the Garden Villa area. Our Grounds crew does maintain the parks 2 times a month. Suggested Garden Villa produce a plan and LARC will work on a plan.

Introduction of HOA (Homeowners Association) Consultant Michelle Lee M.J.

Introduction of new Board Member Rob Peters.

Upcoming Changes for KCCA (King City Civic Association) Better communication, please email me I will be happy to answer.

E. FINANCIAL REPORTS:

BUDGET PASSES. Your 2024 Assessment is \$800.00 per person.

1. Transfer of Assessment to Reserves, on hold

1. a. I will begin sending out the final demand letters November 15, 2023.

2. Taxes for 2022 have been completed, signed, and delivered.

3. The Forensic Study is complete and there is a copy in the office for residents to look at.

4. The Forensic building envelope study is in progress.

5. Finishing up the New Affidavit for the Assessment payments.

6. CDARS investment is still on hold Motion carried 7/0

MOTION: Mike Ceccanti, I move the Board to approve of getting rid of the green furniture in the Clubhouse living room, including the orange couch in the poker room. Seconded by Bryan Daum.

VOTE: Chris Walbridge YES, Bryan Daum YES, Cherie Gillmore-Forczak YES, Rob Peters YES, Mike Ceccanti YES, Michelle Faber YES, Melanie NO. Motion carried 6/1.

BOARD ACTIONS:

Old Business:

Alcohol Addendum Cherie Gilmore- Forczak presented information gathered from OLCC and our insurance company. To be discussed further with the Board.

TABLED ITEM

- 1. Net Vendor TBA next meeting.**
- 2. Bradford Engineering, Michelle Faber, Bradford Engineering project is still in the works.**

NEW BUSINESS:

Reinstate the Resolution 2012-404 needs to be re-worded.

MOTION: Michelle Faber, I move the Board to approve the purchase of credit/debit card reader provided by "One Point." Seconded by Chris Walbridge. Motion carried 7/0.

Ring Central: Rob Peters Rob has set up a meeting for a consultation.

MOTION: I move the board to table this item for further discussion, Moved by Melanie Sagebear. Seconded by Michelle Faber. Motion carries 7/0.

MEETING November 17, 2023, at 10:00am in the Clubhouse meeting room.

Attorney Chris Tingey:

There is a Petition to recall Melanie Sagebear from the KCCA Board of Directors; the petition is now formally accepted. Date November 14, 2023. The Board now sets the date for the Special Members Meeting, not less than 30 days and not more than 60 days from the receipt of the petition. January 12, 2024, 6:00 pm in the KCCA Clubhouse Banquet Room.

Chris Tingey addressed the Aquatic Center and updated the members on the equipment and pool litigation.

MOTION: Bryan Daum - I move the Board to approve spending \$5229.00 to repair the sand filter for the indoor pool. Seconded by

Mike Ceccanti. Motion carries 7/0.

Budget/Finance:

Previously given and presented motions that passed

Clubs and Amenities:

Discussed forms, updated information on OLCC laws. Please make sure all club Presidents turn in your meeting minutes. We are working with the office to make sure we are not allowing nonresidents to rent amenities it.

MOTION: Cherie Gilmore-Forczak I move the Board to approve adding Patty O'Tool to the list of committee volunteers. Seconded by Chris Walbridge. Motion carried 7/0

Greens:

Rob gave a brief description of coming on board and meeting his committee. He will be working closely with Jeff. More to come after the first meeting he attends.

Hello neighbors:

Peggy Trees reminded all the upcoming events scheduled for the holiday season. Please refer to the KCCA newsletter calendar,

House: Mike gave a detailed list of items being repaired and upcoming repairs. Crown Center, there is a window in the workout room, has a temporary fix and it will be replaced next week.

There is a broken latch on the accordion doors leading from the living room to the kitchen. Please do not use the latch. We are looking at replacements for that door or a different type of door.

Sound system: Mike went to City Hall and looked at their equipment to see if we could use the same system. We are working with Mark Ward and Josiah our it company to produce a system that will work

Banquet Room sliders (windows) we had 2 bids, but we need storefront type windows, so we are waiting for FRP to come bid the job.

The storage room closet in the Banquet room needs to have the floor completed. Rob Peters obtained 2 boxes of vinyl flooring from a resident; we may need to purchase another but will use what we have and see.

PILLARS: the pillars that hold up the roof in front of the library need to be

replaced. Forensics say they need to be replaced.

LARC: formal complaints from June 2023 to date. We have started to address them.

Mary Maney and I went around to look at broken curbs. We have the addresses and Mike Matthis has the information he gathered which he will present to the budget finance committee.

Pool: On hiatus until Spring, next meeting after the first of the year. TBA.

MOTION: I move the Board go to executive session. Seconded by Mike Ceccanti. 8:42pm

RECONVENE 9:06pm. No motions no actions.

ADJOURNMENT:

Bryan Daum, I move the Board adjourn.

Seconded. Melanie Sagebear. Passed by All Directors.

APPROVED