



15245 SW 116th Ave., King City, OR 97224 • (503) 639-6565 • www.mykcca.com

**Board of Directors Meeting Minutes
Tuesday December 19, 2023
KCCA CLUBHOUSE
6:30 pm Regular Session**

A. Call to Order: 6:31 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. Chris Walbridge President, Cherie Gilmore-Forczak Director ABSENT, Michelle Lee Association Consultant.

C. Secretary:

MOTIONS by Melanie Sagebear

- a. **Motion:** I move the Board Approve the Agenda for 12/19/2023. Moved by Melanie Sagebear. **Seconded** by Chris Walbridge.

Motion: Mike Ceccanti Moved to amend the agenda 12-19-2023 to show corrected date of December 19, 2023. **Seconded** by Chris Walbridge. **Motion carried 6/0 by directors present.**

Motion: Mike Ceccanti moved to correct the agenda to state resume regular session. **Seconded** by Bryan Daum. **Motion carried 6/0 by directors present.**

- b. **Motion:** I move the Board to Approve the 11/28/2023 minutes as to the posting of the agenda. **Seconded** by Michelle Faber.
- c. **Motion:** Aerial photo approval of cost Photo for this project. **Seconded** by Chris Walbridge. **Motion: Mike Ceccanti moved the board to change the motion to read will seek at least two other bids. Seconded by Bryan Daum.**
- Motion carried 6/0 by directors present.**

Executive Session: 6:50 PM

Personal

Contracts

Legal

Resume Regular Session: 7:49 PM

Action from executive Session:

Motion: Chris Walbridge- I move the board to approve hiring Michelle Lee as our interim Administrator. Seconded by Mike Ceccanti. VOTE: Rob Peters-yes, Bryan Daum-yes, Mike Ceccanti- yes, Michelle Faber- yes, Melanie Sagebear-yes, Chris Walbridge-Yes. Motion carried 6/0 by directors present.

There are No other action no other motions.

D. Financial Reports:

MOTION: Michelle Faber, I did invest \$500,000 in CEDARs at 4% interest with Northwest Bank, for 26 weeks (about 6 months). FDIC insured. CDs are not insured.

Treasurer will make another investment in CEDARs, when we have the Assessment funds in the operating account. Report to follow.

E. COMMITTEE REPORTS:

Budget/Finance

Rob Peters-Motion: I move the Board to close the conversation of "Ring Central" **Seconded by Melanie Sagebear. Motion carried by directors present 6/0.**

Rob Peters-Motion: I move the Board to approve the company OHM. to come evaluate our sound system They are the company we purchased the microphones from. **Seconded by Mike Ceccanti. Motion carried 6/0 by directors present Clubs and Amenities:**

Report on OLCC, when Cherie Gilmore-Forczak Chair returns from vacation. We will get legal advice from association attorney on BYOB.

Greens: Rob Peters, on hiatus.

Hello neighbors: Melanie Sagebear will be chair temporarily.

House: Mike Ceccanti, we will meet January 10, 2024, in the Crown Center at 10:00am. We have received several positive comments on the furniture in the Club House.

Updates are coming in the new year for the Clubhouse.

The window in the gym at the Crown Center has been replaced.

LARC: Realtor signs being removed, Only the City of King City and LARC can remove signs. The signs being removed are on private property, therefore it is trespassing.

Pool: On hiatus

Old Business:

- 1. Net Vendor** Still with the attorney.
- 2. The Service Animal policy** has been completed and is available on the KCCA website and copies can be obtained upon request at the clubhouse office.
- 3. CC&Rs updated** Bylaws Article IV section 4, 300 signatures will be required on a petition to recall a director; is almost finished and will be notarized and signed by the President and the Secretary then sent to the Secretary of State to be registered.

New Business:

IT information-Rob Peters-

Motion: Melanie Sagebear, I move the Board to Table the IT discussion. Seconded by Chris Walbridge. Motion carried 6/0 by directors present.

Directors Comments:

President handed out the KCCA Board of Directors Code of Ethics/Oath, KCCA policy on Communication & Confidentiality, the Code of Conduct for Meetings of KCCA board and Committees and the

Motion: Mike Ceccanti-1 move the board to approve the three documents of Ethics, Conduct and Confidentiality presented by Michelle Lee Administrator and the President Chris Walbridge. Seconded by Chris Walbridge. Motion carried 6/0 by directors present.

Adjournment: Bryan Daum Motion: I move the board Adjourn, Seconded by Mike Ceccanti. 8:49pm