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Board of Directors Meeting Minutes
Tuesday, April 9, 2024, KCCA Clubhouse
Regular Session
6:30 pm in the Banquet Room

Call to order: 6:30 pm by Vice President Bryan Daum

Pledge of Allegiance

Roll Call: President Chris Walbridge, Vice President Bryan Daum, Secretary Cherie Gilmore-Forczak, Treasurer Rob Peters, Directors Mike Ceccanti, Lono Waiwaiole, and Mark Ward. Administrator Michelle Lee was present.

President:

Approve Agenda: A motion was made by Cherie Gilmore-Forczak to amend the Agenda to include Open Forum, seconded by Lono Waiwaiole. Approved 7/0. Mike Ceccanti made a motion to approve the amended Agenda, seconded by Rob Peters. Approved 7/0.

Open Forum: Donna Self, BOD President of the Garden Villas Service Association had questions about who is responsible for the cleanup of the easements (residents), repair of the cart pathway at the end of Morocco where it intersects with Matador (Jeff will look at that), and the upkeep of the small area of land next to the path (Jeff's crew takes care of it).

Approve Minutes: Cherie Gilmore-Forczak made a motion to approve the minutes of March 26, 2024, seconded by Brian Daum. Approved 7/0

Old Business:

Article IV: Section 4 relating to the number of Resident-Members needed to sign a petition to remove a Board Director in a special election. It is currently listed

at 100. Chris Walbridge made a motion to increase that number to 340, seconded by Mark Ward. Discussion was held. It was pointed out that Chris Tingey had suggested this number, being 20% of our community. Approved 5/2 with Cherie Gilmore-Forczak and Lono Waiwaiole as the two dissenting votes.

In that same section, Chris Walbridge proposed that a paragraph be added to restrict running for election or being appointed to the Board for one year. After discussion, her motion was: The Removed Director, whether it be by a recall or a resignation, will not be eligible for re-election to the Board or for Board appointment to the Board for one year from the time of recall or resignation. Mike Ceccanti seconded this, approved 5/2 with Rob Peters and Lono Waiwaiole as the two dissenting votes.

Section 5, relating to the resignation of a Director. The Board was not ready to make a decision on a change here. Cherie Gilmore-Forczak made a motion to Table this, seconded by Mike Ceccanti, approved 6/1 with Lono Waiwaiole being the one dissenting vote.

Resolution 2012-310: Committees Serving the Board of Directors. The BOD looked at the section relating to standing committees. The idea was to allow community members chair these committees with BOD members act as liaisons. This has been discussed at several meetings and Tabled. Cherie Gilmore-Forczak made a motion: Each standing Committee may be chaired by a community member with a Director acting as liaison. Lono Waiwaiole seconded this, approved 7/0.

KCCA Board Reporter: Discussion was held about creating an electronic news source that could go out to the community to provide information about BOD actions and discussions more quickly than waiting for the monthly Newsletter. No action was taken.

Secretary: no report

Treasurer: Rob Peters and Cherie Gilmore-Forczak are now signers for one bank and will become signers on other accounts. Parish is going to repair the gutters near our lawn bowling/croquet areas. We have accepted a bid from Coast Paving Services for sealing the parking lots and repairing curbs at the Crown Center. We

are renewing a \$500,000 CD. Diamond Grinding will be doing work at the Pro Shop bathrooms.

New Business: none

Committee Reports:

Budget and Finance: Mark Ward has resigned from the B&F Committee. They are looking for a new member.

Clubs and Amenities: Teri Jensen attended the meeting. The goal was to make sure the Office and the committee were sharing and keeping track of information on room reservations and the Office was clear on what information can be e blasted to the community. We talked about the alcohol policy and how to manage alcohol when a permit was not issued. Rental forms and security deposits were also discussed. Finally, the chair will try to publish a monthly article in the Newsletter highlighting a club.

Greens: Rob Peters made a motion to appoint Mark Ward as the chair of the committee. Mike Ceccanti seconded this, approved 7/0.

Hello Neighbors: The comedy club event is coming up on April 27th. Tickets are \$20 dollars, with charcuterie served. The Cinco de Mayo taco bar is on May 5th from 2:30 to 4:30 in the banquet room.

House: Windows have been selected for the banquet room. A city permit is in the works. Once that is approved, it will take 6-8 weeks to receive the order. The plans for the Living Room are proceeding and more details will become available as time goes on. The rolling chairs in the Meeting Room and the Multi-Purpose Room will have the arms refurbished. The Pro Shop restrooms are being updated. There will be a new sign at the Crown Center that will direct people from the parking lot to the door for the Crown Center.

LARC: This committee is looking for new members.

Pool: The pool committee held its first meeting. Chris Walbridge made a motion that the outdoor pool open no later than one week before Memorial Weekend. Mark Ward seconded it, approved 7/0. That would be May 18th this year. The Aquatic Center's humidity is being controlled by a floating cover that Bryan Daum and Rob Peters worked on,

Nominating Committee: Cherie Gilmore-Forczak thanked the committee members, Jim Gorman and Allen Veith. The nominated candidates for the two open Board positions were announced. They are Cindi McCollough, Lono Waiwaiole and Chris Walbridge. Cherie Gilmore-Forczak made a motion to dissolve the Nominating Committee. Mark Ward seconded it, approved 7/0.

Election Committee: The scope of work and the timelines have been approved with YesElections. Everything is in place for the upcoming election. Our costs should be approximately \$4,200.

President Comments: none

Executive Session: none

Adjournment: Chris Walbridge made a motion to adjourn at 7:45pm.

APPROVED