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BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, MARCH 26, 2024, KCCA CLUBHOUSE
Regular Session
6:30 pm in the Banquet Room

Call to order: 6:30pm by President Chris Walbridge

Pledge of Allegiance

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

Approve the Agenda for 3-26: Mike Ceccanti made a motion to approve the Agenda for the meeting, seconded by Cherie Gilmore-Forczak. Approved 7/0

Approve the minutes from 3-12: Cherie Gilmore-Forczak made a motion to approve the minutes for March 12, 2024, seconded by Rob Peters. Approved 7/0

Chris Tingey pool update: Our attorney made comments and answered questions. A mediation session is scheduled for May 18th. The BOD will be present for this (Zoom). There is a trial date scheduled for September 10th if necessary. The dehumidifier replacement is still the major issue. Once a settlement is reached, it could take 4-6 months to build the new dehumidifier. The BOD will need to make decisions, with expert consultations, about how to proceed and the order of repairs.

Old Business: Mike Ceccanti made a motion to move Old Business earlier in our Agenda, seconded by Lono Waiwaiole. Approved 7/0

This was to allow our Attorney to be present for this section of the Agenda.

Bylaws Article IV: Mike Ceccanti moved to Table this discussion, seconded by Cherie Gilmore-Forczak. Approved 6/1 with Lono Waiwaiole being the no vote.

Mark Ward resignation letter: Mike Ceccanti made a motion to accept the resignation letter from Mark Ward (this motion was Tabled at the March 12th meeting), seconded by Cherie Gilmore-Forczak. Discussion was held supporting both sides of the question. The vote was Yes votes – Rob Peters, Lono Waiwaiole, and Cherie Gilmore-Forczak. No votes – Mike Ceccanti, Chris Walbridge, and Bryan Daum. With a tie vote the motion failed and Mark Ward remains a member of the Board of Directors.

Secretary: no report

Treasurer's Report:

February Financials: 13 houses have been sold so far this year, bringing in \$69,403.50 in transfer fees that go into our reserves. We have received \$932,452 in assessment fees. Remaining outstanding assessment fees are on the payment plan. Collection efforts continue for those residents who are delinquent. Vacant homes are assessed at the one resident level. Finances look good and are on target with the budget.

Board Actions: nothing presented.

New Business:

KCCA BOD Members as Liaisons to Committees: Lono Waiwaiole made a motion: The Board shall appoint a member of the Board to serve as a liaison between the Board and the Standing Committees, but the chair of each committee shall be elected by the committee members. The chair shall recommend members to serve on the committee. Committee members must be approved by the Board. Rob Peters seconded this. There was a great deal of discussion. This would require making changes to Resolution 212-310. Bryan made a motion to Table this, seconded by Mike Ceccanti. The vote to Table was approved 4/3. Yes votes were from Mark Ward, Bryan Daum, Chris Walbridge, and Mike Ceccanti. No votes were from Lono Waiwaiole, Rob Peters, and Cherie Gilmore-Forczak.

KCCA Board News: Lono Waiwaiole proposed that the BOD provide information to the community in the form of an eblast after each meeting so that members would have timely information and not look to other sources for BOD news. Discussion was held but no motion was made. Lono is available to help with writing information for all BOD members.

Committee Reports:

Budget and Finance: information presented already.

Clubs & Amenities: Members are still working on a system for keeping supplies available at both the Crown Center and Club House kitchens. Michelle Lee and Teri Jensen will attend the next meeting on April 2nd. We will discuss how to keep track of room rental information, who can rent a room, and what type of materials can be e blasted for the groups that rent a room.

Greens: A chair needs to be appointed at our next meeting. Both the Men's and Women's Golf Clubs will be starting play in early April. There will be two croquet tournaments in April. Blue Bunny ice cream is

now being sold at the Pro Shop and available to all community members.

Hello Neighbor: The March 17th soup gathering was an enormous success. About 70 people attended. On April 27th they are sponsoring a night event with a comedian booked to entertain. It is a BYOB event with heavy snacks, not dinner.

Agenda for Annual Members Meeting: (This item was brought up in the middle of Committee Report.) After much discussion, Mike Ceccanti made a motion to change the meeting time from 6:30 to 4:00pm for the Annual Members Meeting on June 1st, seconded by Rob Peters. Approved 6/1, with the one no vote from Lono Waiwaiole. Mike Ceccanti then made a motion to accept the amended Agenda, seconded by Rob Peters. Approved 6/1 with the one no vote from Lono Waiwaiole. This needed to be discussed and approved to be ready for the May Newsletter.

House Committee: New solar shades have been hung in the Meeting Room. The outdoor water feature between the Arts and Crafts building and the Club House has been cleaned out and is working again. King City has to give new design approval to the living room window replacement project.

LARC: The committee is looking for new members. They want to appear less police like and approach members in a friendlier way, offering help if needed and 3 reminders before fines are imposed.

Pool: The first meeting for this season was held. They would like to extend the time for the outdoor pool use to 8:30 am to 8:30 pm. This would add an extra hour in the evening. They hope to have the pool open the week before Memorial weekend in May. The indoor pools and hot tub are being covered to help reduce the humidity in the building for now.

Nominating Committee: Four people have picked up nomination packets. Two have been returned and interviews will be scheduled. April 1st is the deadline to return packets to have your name appear on the ballot.

Election Committee: The committee is following the approved timeline. The June Members' Meeting Agenda will be in the May Newsletter. All bios and pictures submitted will also be included in that Newsletter, along with voting information.

Executive Session: (optional)

Adjournment: Bryan Daum moved to adjourn the meeting at 8:03, seconded by Mike Ceccanti. Approved 7/0.

APPROVED