



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

Board of Directors Meeting Minutes
Tuesday, April 23, 2024, KCCA Clubhouse
Regular Session
6:30 pm in the Banquet Room

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

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.

President:

Approve Agenda – Bryan Daum made a motion that we approve the agenda, seconded by Mark Ward. Approved 7/0.

Approve the Minutes – Rob Peters made a motion that we approve the Minutes of April 9, 2024, seconded by Mike Ceccanti. Approved 7/0.

Old Business: none

Secretary: nothing

Treasurer: The IRS has dropped the \$20,000 penalty that was assessed because they originally said our taxes were paid late and penalties had accrued. This was not accurate.

Our KCCA insurance for 2024-2025 has been renewed. There is a 15% increase, but this was a low increase compared to other companies.

Kim Super, Accounting Manager for Community Association Partners, will attend a future Budget and Finance Meeting.

Rob Peters asked for a motion to accept his Budget and Finance Committee report. Mike Ceccanti moved that we accept the report, seconded by Lono Waiwaiole. Approved 7/0.

New Business:

Homewise: Lono Waiwaiole presented the BOD with information on this contract. He suggested the idea of canceling our contract with Homewise, seeing it as creating an added financial burden to home buyers/sellers. He made a motion “that the KCCA terminate its connection with Homewise and return to handling the paperwork required to complete home sales by HOA office staff,” seconded by Mike Ceccanti. Discussion was held. Approved 7/0.

4th of July fireworks tent rental space: KCCA has been approached by Antheny Roberts to see about putting their tent on our parking lot. They would pay us between \$2,000 -\$3,000 for the June 18th to July 8th period. It has historically been at the far end of the strip mall, by Grocery Outlet. After discussion focused on questions and concerns from both the BOD and several community members, Cherie Gilmore-Forczak made a motion to allow the fireworks tent to be placed in our parking lot, seconded by Mark Ward. Approved 7/0. This will be predicated on our KCCA insurance coverage and the unknown schedule for sealing the parking lot.

Cancel BOD Meeting: Cherie Gilmore-Forczak made a motion to cancel the May 28th BOD meeting since the Annual Members Meeting is scheduled for June 1st, seconded by Mike Ceccanti. Approved 7/0.

Committee Reports:

Budget and Finance: Rob Peters moved to appoint Jim Gorman to the committee, seconded by Cherie Gilmore-Forczak. Approved 7/0. The committee is beginning their study of the Reserves for projects. Rob Peters moved that the Budget and Finance Committee report be accepted, seconded by Mike Ceccanti. Approved 7/0.

Clubs and Amenities: no report

Greens: Mark Ward reported that the plug and sand project for the golf course was completed. Work is ongoing to upgrade the first T box. A cup has been placed back in the hole in the practice area. A discussion was held on whether non-residents should have to pay to use our croquet/bowling green. This committee will create a plan dealing with reserving time, through the Pro Shop, and paying to use the area.

Hello Neighbors: At least 90 people have purchased tickets for the Comedy Night on May 27th. The next event will be Cinco de Mayo on May 5th. A free taco bar will be available.

House Committee: 4 examples for fabrics and furniture for the living room remodel are available in the Lobby at the Club House. Community members are urged to vote for their favorites. Mike Ceccanti suggested that in the future, the reserve budget should be listed as a complete project, not divided up by paint, carpets, windows, furniture, etc. The city permit has been approved for the windows for the Banquet Room and Office. They have been ordered and will take 4-6 weeks. Diamond Grind will complete the work on the restroom floors at the Pro Shop. A handrail has been installed in the workout room to help people using the steps. Finally, a shelf has been installed to the left of the Office window to hold the telephone.

LARC: This committee is still looking for new members. There is a great deal of work being done in the community at this time.

Pool: The outdoor pool is part of the annual pool budget funding. Any needs are presented to Budget and Finance. Bryan Daum was concerned that the committee would have to look at future reserves, but this will not be necessary.

Election Committee: Don't forget the Meet the Candidates event sponsored by Community Conversations. It is scheduled for May 11th, from 1:00 to 3:00 pm. The deadline to submit questions for the candidates is May 6th. YesElections will mail our ballots on May 10th. Voting opens on May 13th at 9:00 am Pacific Time. See your Newsletter for more information.

President Comments: an Executive Session was called for.

Executive Session: Cherie Gilmore-Forczak made a motion to move to Executive Session, seconded by Bryan Daum. Approved 7/0.

Adjournment: Bryan Daum moved to adjourn the meeting at 8:12 pm.