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## **Annual Members Meeting Minutes**

**Saturday, June 1, 2024, KCCA Clubhouse**

**4:00 p.m. in the Clubhouse**

CALL TO ORDER: by Chris Walbridge, Board President, at 4:03 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL OF DIRECTORS: President Chris Walbridge, Vice President Bryan Daum, Secretary Cherie Gilmore-Forczak, Treasurer Rob Peters, Directors Mike Ciccanti, Lono Waiwaiole, and Mark Ward. Also present was Michelle Lee, Administrator.

PRESIDENT: Chris Walbridge thanked everyone for coming and said she was pleased to see so many members in attendance. She also thanked everyone for her opportunity to serve as BOD President. She also announced that the pool litigation was ending. We have mediated a settlement and after all parties sign off, we will hold a meeting to release the details. This announcement was met with applause.

TREASURER/FINANCIAL REPORT: David Schwindt was our guest to speak to our finances. He went through the process of how an HOA determines its financial need for the operating budget (our budget for the year) and the reserves (our budget for an extended number of years, 5, 10, 30 etc.) and explained the difference between the two. He stressed the importance of creating accurate budgets, reviewing the reserve budget yearly and adjusting where needed, and sticking to the accepted budget. An envelope study should be undertaken every 3 years.

Michelle Lee reported that our home sale transfer fees go directly to the reserve budget. In 2023 we banked \$448,000 dollars. In 2024, January through April, we have \$143,000, which puts us on track with last year. Houses are selling well in our community.

The newest benchmark in the industry is to have enough cash flow to cover the costs in your reserve budget for the next 30 years. This leaves you with a very large sum of money in your reserve budget. He said that at least 30% funded is considered good. Michelle Lee reported that we are currently funded at about 54%.

Rob Peters reported that projects need to be budgeted by October. Committees that receive funds should turn in their budget by then. The Budget & Finance Committee has been looking at bids, and vetting vendors. Some of our vendors who were chosen for

low bids have not been proven to do quality work. After receiving bids, if the lowest bidder is not the best vendor, they will not be chosen.

CLUBS AND AMENITIES: Cherie Gilmore-Forczak said the major issue this year has been getting clarification on the requirements for BYOB events. When tickets are purchased to cover

a meal or event, raffle tickets are sold, or contributions are accepted for an event that advertises BYOB, an OLCC application must be completed and returned to the Office.

In conjunction with the Office, C & A is working on revising forms used to rent our facilities. We hope to make it easier to track events and confirm that all forms have been completed.

We currently have 51 clubs, with their meeting times listed in the calendar center fold of our Newsletter. A walking club is having an organizational meeting and there are ideas circulating for other new clubs.

GREENS: Mark Ward reported the new tee box at the first tee has been completed. The ground crew has been doing a wonderful job. We need to remember that they not only work on the golf course, but they also take care of the area surrounding the Crown Center and the Clubhouse, the Gazebo area and our 3 small parks, and both pools.

He has created a new website for the Golf Course ([Kingcitygolf.com](http://Kingcitygolf.com)). It has information about the Men's and the Women's Golf Clubs, lists all fees surrounding golfing at our course and will have drone footage showing the 9 greens and fairways. It is still a work in progress but will eventually allow golfers to register online.

HELLO NEIGHBORS: Peggy Trees reported that there have been many fun activities this year. There seems to be something every month, many at no cost to members, and most involving food.

HOUSE: Mike Ceccanti reported on the many activities of this committee. Their goal is to repair, reorganize and replace all within their budget. The Committee members and community members have volunteered their time and talents to work on many of their projects, allowing them to do more without major funding.

- Crown Center – new carpet, paint, kitchen counter, newly organized cupboards with labels, painted restrooms with new art, new chair covers.
- The Gazebo - was repaired with the help of skilled members for less than half of the budgeted amount.
- Clubhouse – windows were replaced in the banquet room and Office, the kitchen organized and labeled, new drapes were hung in the Meeting Room, and the arm rests on all rolling chairs have been repaired to look like new.
- Living Room – after community input, new furniture, paint and carpet has been chosen for the Living Room. The Committee moved some furniture between buildings and held a mini sale to get rid of other pieces. The last will be donated. June should see the new paint and carpet, with the industrial furniture made for older people to follow.
- Outdoor fountain – the fountain near the library has been uncovered and is functioning again. The Committee hopes to do some landscaping around it.
- Pro Shop – the bathroom refurbishing (floors, paint, pictures) will allow the bathrooms to reopen this week. This is just a cosmetic refurbishing, so not an ADA compliance redo yet.
- Future Plans – after budgeting, redo the patio area near the outdoor pool. Currently, there are too many steps with a terraced approach. It needs to be leveled to avoid a fall situation.

LARC: Mary Manning has been working very hard to keep up with LARC business. If you know of people in our community who need a hand with their yards, let the Committee know. Members of the community were reminded that homeowners are responsible for the sidewalks and curbs outside their homes. It was suggested that we find a company who has a good reputation doing this type of work and see if we can work some type of deal for members who want to use their service.

The LARC Manual is now on our website.

POOL: Bryan Daum reported that the outdoor pool is open and now warm enough. The goal is to have the pool open from 8 a.m. to 8 p.m., but there is some conflict with work schedules to have the pool ready at 8 a.m.

ELECTION COMMITTEE: Mike Ceccanti reminded people that the closing date for voting is June 6<sup>th</sup> at 2:00 p.m. PT. Electronic voting will be counted until then. Unmailed paper ballots should be given to the Office to be overnighted to YesElections on June 3<sup>rd</sup>. This will guarantee they are received in time to be counted.

Mike Ceccanti thanked our Administrator Michelle Lee for all her hard work helping KCCA untangle old issues and get us organized. He also thanked Chris Walbridge for her service as our BOD President.

ADJOURNMENT: Bryan Daum moved to adjourn at 5:40 p.m.