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**Board of Directors Meeting Minutes**  
**Tuesday, May 14, 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**

**Open Forum** A gentleman from our Royal Gardens HOA wanted everyone to know that major construction is going on and the seasonal visit by many, to see the baby ducks, will take extra care.

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

**President:**

Approve Agenda for May 14, 2024 – Bryan Daum made a motion to approve the agenda, seconded by Lono Waiwaiole. Approved 6/0.

Approve the Minutes for April 23, 2024 – Cherie Gilmore-Forczak made a motion to approve the Minutes of April 9, 2024, seconded by Lolo Waiwaiole. Approved 6/0.

**Old Business:**

Cherie Gilmore-Forczak made a motion to rescind the motion made on 4-24-2024 to cancel our May 28<sup>th</sup> BOD meeting. Seconded by Brian Daum. Approved 6/0. The BOD has business it must take care of at that meeting.

Brian Daum made a motion to rescind the motion made on 4-24-2024 that would have allowed a fireworks business to set up on our parking lot. Approved 5/1 with Lono Waiwaiole voting no.

Our HomeWise contract has been cancelled. Business is running smoothly between realtors and our KCCA Office for documents needed for the sale of our community homes.

**Secretary:** nothing

**Treasurer:** reported by Michelle Lee. 21 homes were sold from January thru April bringing in \$110,000 in transfer fees. Profits are up in the Pro-Shop. We may have \$4,000 budgeted to landscaping that could be used to work on our parks. Michelle Lee is looking into this.

March financials: Our expenses are on target for January thru March. We have \$1,000,000 in income/cash and approximately \$400,000 in expenses. Our net income is approximately \$600,000. The large cash balance is due to most residents paying their assessment in full. Expenses will increase over the coming months. Long overdue assessments have been sent to our attorney for collections. There are 17 doors still in arrears. Cherie Gilmore-Forczak made a motion to accept the March Financial report, seconded by Bryan Daum. Approved 6/6.

### **New Business:**

**Indoor pool loan:** We still have an outstanding loan for the construction of our indoor pool in the amount of \$976,000. We make an annual payment of \$116,000 with an increase in our interest rate of .5% every 5 years. Budget and Finance will explore applying the \$500,000 in one of our CDs to the principal, hoping to lower our large interest payment and pay off the loan more quickly.

### **Committee Reports:**

**Budget and Finance:** No report, with Rob Peters absent.

**Clubs and Amenities:** topics brought up at the last meeting:

Outside groups who want to rent our space, with no affiliation to our KCCA community. For profit groups may be denied by our administrator.

Alcohol policy. A way to deal with people who say no they are not having alcohol at their event and end up doing so. Cherie Gilmore-Forczak made a motion to add a Forfeiture of Security Deposit form to our rental agreement saying, "I understand that I will forfeit my security deposit if I have alcohol at my event, after indicating there would be no alcohol, when I checked the box on the rental form that says No."

The Artists' Guild now knows that they will have a great deal of wall space in the Arts building to curate shows and hang groupings. Their group will oversee this.

The use of the Ceramics room has come up again. A member of the club will meet with C & A so we can learn more about the operations.

A new club proposal, a walking club, is in the works. Remember, a new club may be formed at any time of the year, not just when clubs register at the end of the year.

**Greens:** Mark Ward reported the first tee has been redone and the flower beds are ready for planting. Irrigation and gutters are being worked on around the lawn bowling/croquet area. Small updates are being made at the Pro Shop. A new person has been hired for the ground crew to replace someone who left.

**Hello Neighbors:** There will be a community potluck on Memorial Day at the Clubhouse from 2:30 to 4:30. Hello Neighbors will provide both fried and baked chicken and meatballs. Everyone should bring a dish to share (side dish, salad, dessert). The event is free. Tributes to our community members who have served in the military will be on display in the Living Room. If that is you, please stop by and fill out an information card.

**House Committee:**

Restoration of Living Room is still underway. Fabrics, carpet and paint colors have been chosen. The furniture will take from 4 to 6 weeks. The budget for the project was \$52,000 and the committee has come in at \$51,400.

The new Banquet Room windows will be installed between May 17<sup>th</sup> and 20<sup>th</sup>.

Three bids were presented for painting the restrooms in the Pro Shop. CertoPro Painters came in with the lowest bid, \$5,158.93. Mike Ceccanti made a motion to accept this bid, seconded by Cherie Gilmore-Forczak. Approved 6/0.

**LARC:** This committee is still looking for new members. There is a great deal of work being done in the community at this time. They have been looking at houses that are for sale to make sure they are in compliance with KCCA CC&Rs.

**Pool:** The outdoor pool is heated; the surrounding area has been cleaned and it will open on May 15<sup>th</sup>.

**Election Committee:** Ballots are arriving and residents may vote between now and 2:00 pm PT on June 6<sup>th</sup>. Questions should be directed to YesElections. Michelle Lee will send an overnight ballot package on June 3<sup>rd</sup> for voters who have procrastinated too long to mail through regular mail.

**President Comments:** none

**Executive Session:**

**Adjournment:** Bryan Daum moved to adjourn the meeting at 7:25 pm.