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Board of Directors Meeting Minutes
Tuesday, May 28, 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, Treasurer Rob Peters, Secretary Cherie Gilmore-Forczak, Directors Mike Ceccanti, Lono Waiwaiole and Mark Ward.

President:

Approve Agenda for May 28, 2024 -Cherie Gilmore-Forczak made a motion to add the tabled pool loan agenda item to Old Business, seconded by Mike Ceccanti. Approved 7/0. Mike Ceccanti made a motion to approve the amended Agenda, seconded by Bryan Daum. Approved 7/0.

Approve the Minutes for May 14, 2024 – Cherie Gilmore-Forczak made a motion to approve the Minutes of May 14, 2024, seconded by Lono Waiwaiole. Approved 7/0

President Comments: Chris Walbridge thanked everyone for the past 9 months of serving as the BOD President.

Mike Ceccanti reminded everyone that the Office is short-staffed. He asked that the community show patience. Remember that questions may also be directed to any BOD member. Emails are listed in the Newsletter.

Secretary: nothing

Treasurer: We have a CD that will mature in June. It is \$500,000 plus interest.

Kim Super, from CAP, attended the meeting to discuss our needs related to the preparation of the 2025 budget. She also suggested we book a reserve study ASAP. We are contracted with Forensic for 2025 and 2026. We might switch to Schwindt in 2027.

There was discussion of rearranging how some budget items are grouped, combine Pro Shop and Golf Greens, Greens maintenance from common areas and pools. It was suggested that we should consider the cost of sub-contracting maintenance for pools and common areas.

In the future, assessment fees may no longer be paid monthly. Quarterly payments will still be available.

Rob made a motion to accept the April Financials, seconded by Mark Ward. Approved 7/0.

To see more details and topics, go to the B&F Committee Minutes for May 21, 2024.

Old Business: Pool loan. We still have an outstanding outdoor pool loan of \$976,485.18. Annually, we pay about \$68,061 in interest. Rob Peters made a motion that when the CD matures, we take all \$500,000, or a part of it and use it to pay down the principal on the loan, seconded by Cherie Gilmore-Forczak. Discussion was held. A motion was made to table this until we have more information from the bank. Approved 5/7 with Chris Walbridge and Mike Ceccanti voting no

New Business: None

Committee Reports:

Budget and Finance: See items under Treasurer's Report.

Clubs and Amenities: No report. Our next meeting is June 4th.

Greens: Mark Ward reported that work has been completed on the first tee. Irrigation work has been completed for the bowling green. Gutter work will be done in September.

Hello Neighbors: There was a community potluck on Memorial Day. Turn out was great and we had a variety of very good food to go with the chicken and meatballs served by the Committee.

House Committee: The handles on our swivel chairs from the Meeting Room and the Multi-Purpose Room have been recovered. This is part of the Committee's goal of making our public areas look better. The floors in the Pro Shop restrooms have been replaced. The parking lots will be sealed and striped in the next few days.

LARC: They have added 2 new members: Cindy Dunbar and Ann Derting to the Committee. Mike Ceccanti made a motion to accept these new members, seconded by Rob Peters. Approved 7/0.

Pool: The outdoor pool temperature has been adjusted so that the water feels warmer in the morning. Pool hours for children are 11-1. Anyone under 18 is considered a child. We need to have a phone available in the pool area. Mark Ward is going to work on that. It should be available by the end of June. Brian Daum made a motion to add card locks to the restroom doors at the Pro Shop, seconded by Mark Ward. Discussion was held. The concern is the cost that has not been budgeted for. Rob Peters made a motion to Table this until we know more about the costs, seconded by Lono Waiwaiole. Approved 6/1 with Brian Daum voting no.

Election Committee: Residents may vote until 2:00 pm PT on June 6th. The Committee suggested that May 29th should be the cutoff date for mailing ballots and have them arrive in time. Michelle Lee will send an overnight ballot package on June 3rd for voters who have procrastinated too long to mail through regular mail. Take your ballot in a sealed envelope to the Office by June 2nd.

Executive Session:

Adjournment: The meeting was recessed until 6:30 pm on June 4th.

Meeting reconvened: June 4th, 6:30 p.m. Cherie Gilmore-Forczak made a motion to move into Executive Session, seconded by Bryan Daum. Approved 7/0.

At 7:06p.m. the BOD returned to the meeting. Mike Ceccanti made a motion that the BOD approve the Resolution titled The Full Settlement of Construction Defect Litigation, seconded by Rob Peters. Approved 7/0. The document was then signed by President Chris Walbridge and Secretary Cherie Gilmore- Forczak.

The BOD set Monday, June 10th as the day we will have a Special Session to meet with the community members to discuss the pool settlement. Chris Tingey, the BOD's attorney will be present to present background information, explain the due diligence of the BOD in meeting with our lawsuit expert on dehumidifiers and our expert on natatorium construction to determine what path we need to take to allow our Aquatic Center to reopen, and to advise us on priorities and construction experts.

Adjournment: Bryan Daum moved we adjourn at 7:20 p.m.

APPROVED