



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

Board of Directors Meeting Minutes
Tuesday, June 11, 2024, KCCA Clubhouse
Regular Session
6:30 p.m. in the Banquet Room

Call to order: 6:30 p.m. 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, Michelle Lee, Administrator.

Open Forum: No questions or comments.

President:

Approve Agenda. Rob Peters made a motion to approve the June 11, 2024, Agenda, seconded by Bryan Daum. Approved 6/0.

Approve the Minutes. Cherie Gilmore-Forczak made a motion to approve the minutes of May 28, 2024, seconded by Rob Peters. Approved 6/0.

Approve Annual Meeting Minutes. Rob Peters made a motion to approve the Minutes of the June 1, 2024, Annual Members Meeting, seconded by Mike Ceccanti. Approved 6/0.

Seat New Board

Election of President. Rob Peters nominated Mike Ceccanti to be President, seconded by Cherie Gilmore-Forczak. Approved by secret ballot 6/0. New Board member Cindi McCullough was absent due to illness.

Election of Vice President. Lono Waiwaiole nominated Bryan Daum to be Vice President, seconded by Rob Peters. Approved by secret ballot 5/1, with one vote for Cindi McCollough.

Election of Secretary. Lono Waiwaiole nominated Cherie Gilmore-Forczak to be Secretary, seconded by Rob Peters. Approved by secret ballot 5/1, with one vote for Bryan Daum.

Election of Treasurer. Lono Waiwaiole nominated Rob Peters to be Treasurer, seconded by Bryan Daum. Approved by secret ballot 6/0.

Elect Committee Chairs

Budget & Finance - Lono Waiwaiole nominated Rob Peters, seconded by Bryan Daum, approved 6/0.

Clubs & Amenities - Rob Peters nominated Lono Waiwaiole, seconded by Cherie Gilmore-Forczak, approved 6/0.

Greens – Bryan Daum nominated Mark Ward, seconded by Cherie Gilmore-Forczak, approved 6/0.

Hello Neighbors – Rob Peters nominated Cherie Gilmore-Forczak, seconded by Bryan Daum, approved 6/0.

House – Bryan Daum nominated Mike Ceccanti, seconded by Rob Peters, approved 6/0.

LARC – Mike Ceccanti nominated Cindi McCollough, seconded by Lono Waiwaiole. Mike Ceccanti explained that he had discussed this nomination with Cindi McCollough (who was not present at the meeting) and she agreed to this nomination. Approved 6/0.

Pool – Mark Ward nominated Bryan Daum, seconded by Lono Waiwaiole, approved 6/0.

Secretary: no report

Treasurer:

Rob Peters made a motion to open another NW Bank account for our pool settlement money that will be in our Operating Budget. The money that is in a CD at US Bank will be transferred to this account when it matures in December 2024, seconded by Lono Waiwaiole. Approved 6/0. The money in the CD at US Bank comes from a prior settlement related to the pool litigation.

We have healthy reserves funded somewhere between 48.2% – 54.4%. Anything above 30% is considered good. Schwindt has advised us that paying off our outstanding pool loan as quickly as possible is ideal. It is still over \$900,000.

We have a CD that has matured. This provides us with \$500,000 dollars plus the \$10,000 in interest it accrued. Rob Peters made a motion that we apply \$510,000 to the principal on our pool loan, seconded by Cherie Gilmore-Forczak. Approved 6/0.

Rob Peters made a motion to approve the purchase of the dehumidifier for the pool from Seresco, seconded by Bryan Daum. Approved 6/0. A check will be sent for \$35,000. Part of our pool settlement was a \$30,000 credit that lowered our costs from \$65,000 to \$35,000.

Old Business: Several months ago, the BOD voted to suspend Work Sessions until after a new BOD was seated. There were many things going on that required timely votes by the BOD. We are now able to return to a Work Session as our 2nd meeting of the month. This will give the BOD the opportunity to discuss issues in greater depth. Cherie Gilmore-Forczak made a motion to reinstate the work session, seconded by Mike Ceccanti. Approved 5/1, with Rob Peters being the no vote.

New Business: none

Committee Reports:

Budget & Finance – They are making good progress looking at our Reserve Budget. They have completed 2024 – 2027. They are beginning to look at 2028. They will give the completed work to CAP.

Clubs & Amenities – The idea of reimbursing residents with Silver Sneakers, etc. for their use of our pool, playing shuffleboard, using the fitness center, etc. was presented to a member. The C & A Committee did not see this as feasible.

Marie VanderWeele attended the meeting to discuss the Ceramics Club. She explained the application process, the training that goes into helping each new member, and how the club operates. Currently there is only one person on their waiting list.

The organizer of the new Walking Club has asked questions about the need for liability waivers. When they are not walking on KCCA property, we have no involvement. It is up to the club to decide if they want that.

We have a church club that meets two Sundays a month at our Clubhouse, using various facilities. Occasionally there is a conflict with something planned by Hello Neighbors. We recommend that such conflicts should be managed on a case-by-case basis, with the Administrator and Committee Chair working out an alternative place for the church group to use.

The question of waiving part of the fees related to room rentals, for people actively involved in helping the community, came up. We recommend that, while technically the Administrator has the authority to waive fees, doing so for this reason would look like favoritism. We strongly advise against it.

The Artists' Guild has installed their first exhibition of paintings in the Arts and Crafts building. They are responsible for future changes in the paintings in the hallway.

Greens: Croquet and lawn bowling are going on. There will be a Croquet tournament in September, which will bring in \$750. The men's and ladies golf groups are playing. The ladies have a joint tournament with Summerfield on June 19th, called Swing with Bling.

Mark Ward thanked Michelle Lee and Rob Peters for separating out the Pro Shop budget from activities related to the rest of the KCCA property.

The Pro Shop restroom refurbishment has been completed, with just one adjustment needing to be made on the doors.

Changes are being made to improve the new Golf website. A community member is going to do a drone flyover of the course and it will be available on the website.

Hello Neighbors: There will be a strawberry shortcake party on the 21st of June from 2:00 to 3:30. The 4th of July parade will be organized in the Clubhouse parking lot at 10:00 a.m., starting out at 11:00 a.m. A hotdog lunch will be served in front of the Clubhouse after the parade.

House: The painting of the living room is close to completion, the carpet will be installed next, and furniture will be added as it arrives.

The Clubhouse lot still needs to be sealed and striped and should be finished next week.

Committee members are cleaning and painting the metal furniture that is on the patio outside the living room.

LARC: Work continues to catch up on LARC issues. Several new items are needed in the LARC Manual. Lono Waiwaiole moved that we accept the items for the manual, seconded by Rob Peters. Approved 6/0.

Pool: The outdoor pool is functioning well. We are ordering a dehumidifier for the indoor pool. It must be constructed to specifications and could take around 22 weeks to be delivered.

Election Committee: The Committee co-chairs are going to review the voting process for the recent election and then go through our voting information documents. They will meet with the entire Committee one more time. After that, the Committee will be dissolved.

Executive Session:

Cherie Gilmore-Forczak made a motion to move into Executive Session, seconded by Rob Peters. Approved 6/0 at 8:00 p.m.

Return to Regular Session at 9:15 p.m.

Adjournment: 9:15 p.m.