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Board of Directors Meeting Minutes
Tuesday, July 9, 2024, KCCA Clubhouse
Regular Session
6:30 pm in the Banquet Room

Call to Order: 6:30 pm by President Mike Ceccanti

Pledge of Allegiance

Roll Call: President Mike Ceccanti, Vice President Bryan Daum, Secretary Cherie Gilmore-Forczak, Treasurer Rob Peters, Directors Lono Waiwaiole, Mark Ward and Cindi McCollough, Administrator Michelle Lee.

President Comments Mike Ceccanti welcomed the community members and explained that this Open Forum was time for questions, comments, or concerns about the Aquatic Center.

Open Forum A rumor was going around the community that everything inside the Aquatic Center had to be replaced/repared. Mike Ceccanti reassured everyone that that rumor was very wrong. It was suggested that we set up a time for the community to look inside the center and have BOD members available to point out the issues that need repair to be able to open the pool.

Someone wanted to know if both pool issues can be worked on at the same time. The answer is yes, we will begin the repair of the pool building as soon as possible. Our hope is that those repairs can be completed around the same time the new dehumidifier is installed and turned on.

President

A motion was made by Rob Peters to approve the Agenda for the July 9, 2024, meeting, seconded by Cindi McCollough. Approved 7/0.

A motion was made by Rob Peters to approve the Minutes of the June 11, 2024, Regular Session, seconded by Cindi McCollough. Approved 7/0.

A motion was made by Rob Peters to approve the Minutes of the June 25, 2024, Board Work Session, seconded by Bryan Daum.

Secretary The Elections Committee has finished its work for this voting season. They have compiled information so next year it should be easier for the committee to get going. Cherie Gilmore-Forczak made a motion to disband the Election Committee, seconded Bryan Daum. Approved 7/0.

Treasurer's Report Rob Peters reported that we have an Operating balance of \$1,448,631. Our Reserve balance is \$1,949,053. We have \$221,889.75 coming from home sales, with \$50,800 more expected for June. The Pro Shop expenses were \$58,828 with a budget of \$73,931. They are currently down 20.4%. The Pro Shop net income is \$127,129. Rob Peters made a motion that we accept the May Financials, seconded by Mark Ward. Approve 7/0.

Old Business none

New Business none

Committee Reports

Budget and finance no report

Clubs and Amenities no report

Greens The Lions Club Tournament went well. A new tournament is scheduled for September.

Hello Neighbors The 4th of July Parade and hot dog event was a huge success. Elaine Simms was thanked for all her help in arranging the parade. All the Hello Neighbors who worked so hard on the event were also thanked. It was one of our best parades yet. Up coming events are the National Neighbors night out potluck that will be held at the Crown Center on August 6th at 5pm, the Labor Day potluck, and the Country Western dinner and dance in September. Tickets for the dinner/dance will go on sale soon.

House The Living Room refresh project is almost complete. The Pro Shop restroom repairs are almost complete also. All 3 of our pianos have been tuned.

LARC A discussion was held on how we can and cannot deal with homes that are not lived in but have yard issues. Also, the curb and sidewalk repair issues were brought up again.

Pool no report

Adjournment Bryan Daum made a motion to adjourn the meeting at 7:40pm, seconded by Cindi McCollough. Approved 7/0.