



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

Board of Directors Work Session Minutes

Tuesday, July 23, 2024

6:30 pm, KCCA Clubhouse Banquet Room

Call to Order

Pledge of Allegiance

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

President:

Aquatic Center: Zoom meetings continue with Toby White and his team. The question was raised whether we need more ventilation for the pool room and perhaps another exhaust.

Sidewalks: LARC is looking at ways to help community members pay for sidewalk and curb repairs. Residents mentioned Habitat for Humanity grants and that Home Depot can help.

Common Areas Concrete Repair Work: Discussion was held about replacing the concrete at the Clubhouse entry. It would cost about \$20,000 to repair. We are paying about \$492 per year to change out the entry way mats. Hiring a landscape architect to plan a redo for the front would cost about \$1,800. Bark dust for the common areas along the Clubhouse perimeter will have to wait for next year.

YesElections: There was a great deal of discussion over how to hold our elections. Lono Waiwaiole proposed that we go back to the old way of voting, with people coming to the Clubhouse to vote on a given day. This would save us about \$4,000. It was presented as a time that community members would have a chance to come together in a social way.

We budget \$6,000mper year for voting. This year we spent \$11,000. It depends on whether a special election is held.

Some think the voting time was too long this year.

Nominating Committee: Lono Waiwaiole suggested that the Nominating Committee is not needed. He does not want it to ever turn out that the Committee would put forth certain names for BOD positions and other people are left to run as unapproved candidates. Certain documents would have to be revised to allow the elimination of this Committee. The issue of petitions and interviews was also discussed and seen as perhaps unnecessary.

Committee Chairs: Tabled

Clubs and Amenities: Long discussion over the Church group that is listed as a club and uses our banquet room, kitchen, living room and meeting room every other Sunday. There was an incident of a food spill on our new carpet. This led to the idea that food should not be allowed in the living room. The C&A Committee will discuss this further and report back.

Old Business: none

New Business: none

Adjournment: Bryan Daum moved to adjourn the meeting at 8:20pm, seconded by Cherie Gilmore-Forczak.