



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

Tuesday, August 13, 2024, KCCA Clubhouse

Regular Session

6:30pm in the Banquet Room

Call to Order at 6:30 by President Mike Ceccanti

Pledge of Allegiance

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

President Comments: Mike Ceccanti provided information as a member of the Aquatic Center Repair Liaisons (ACRL). We are dealing with two different companies. Forensics has been hired to address the repairs needed in the Aquatic Center Building, looking at tile work in the dressing room showers, the pool coping and the deck flooring. The ACRL Zooms once a week with Toby White, our Forensics representative. BOD member Cherie Gilmore-Forczak will provide eblasts and reports at BOD meetings to keep the community in the loop. We are currently in the bidding stage of the process. Toby White will vet and provide us with 3 vendor names for each part of the repair project as well as a General Contractor. He will walk them through the Aquatic Center and provide all needed information for a vendor to make a bid. They will have two weeks to submit their bids. He will compare the bids, then provide us with relevant information and we will choose the vendor we want to hire.

We have hired JH Kelly to work with the dehumidifier. They will take out the old dehumidifier and install the new one. In July they made a site visit. They were able to identify issues to be corrected. They have reviewed the specs for the dehumidifier and have the manufacturers installation specifications. The outdoor

chemical storage closet needs proper ventilation and exhaust vents as well as a new louvered door. They are also looking at doors to close off the dressing rooms from the pool area. This will increase the efficiency of the dehumidifier.

Open Forum

A community member thanked the BOD for working on getting the pool open.

President:

Agenda: Rob Peters made a motion to approve the Agenda, seconded by Cindi McCollough. Approved 6/0.

Board Minutes from 8-13-24: Rob Peters made a motion to approve the minutes, seconded by Lono Waiwaiole. Approved 6/0.

Special Meeting Minutes from 7-9-2024: Rob Peters made a motion to approve the minutes, seconded by Cindi McCollough. Approved 6/0.

BOD Work Session Minutes from 7-23-2024: Rob Peters made a motion to approve the minutes, seconded by Cindi McCollough. Approved 6/0.

Clean Water Services Easement. Highlands wants to use our water from an effluent. This was last proposed in 2020. CWS proposed pump houses in our community (they would then own the land) in exchange for a 10% reduction in water fees. This discussion will continue when we have further information.

Treasurer's Report

June Financials. Rob Peters made a motion to approve the Financials, seconded by Cindi McCollough. Approved 6/0.

\$50,000 CD matured. Rob Peters made a motion to invest this money into a sweep account with U.S. Bank, seconded by Cindi McCollough. Approved 6/0. Michelle Lee said that we have many accounts with U.S. Bank and that we will try to spread accounts to other banks.

Rob Peters reported that the golf course is 37% below budget and the Pro Shop is 26% below budget. Income is up 4%. They are close to breaking even.

Michelle Lee reported on KCCA. Our income is up. Nine homes have been sent to collections in June . Two have paid up front and 1 is on a payment plan. This brought in more than \$3,000. She is waiting to hear from the other 6.

Rob Peters reported that the sale of 14 more homes will provide us with transfer fees, bringing that account to \$364,335 as of 8-13-2024.

We have an issue with trees on the golf course that need trimming or removal. That maintenance budget is \$12,000 with actual spending at \$10,000. Jeff Halfman said he needs \$10,400 to deal with the trees. Rob Peters is adding \$5,000 to the tree budget under the 10% over budget rule. The money comes from the cash/operating budget. The tree budget will be moved to Reserves in 2025. Rob Peters made a motion to approve adding \$5,000 to Jeff Halfmans's budget, seconded by Cindi McCollough. Approved 6/0.

Old Business none

New Business none

Committee Reports:

Budget/Finance The next meeting will be on August 20th. They have not met for months.

Clubs & Amenities C&A discussed whether non-community members should be allowed to join a club, if they should be charged a fee, if clubs should be charged a fee to cover expenses? They voted unanimously to leave things as they are. There are also questions surrounding the church group that meets at the Clubhouse twice a month. They are using more rooms than they have signed up for and we have had damage to the new Living Room rug due to food spills. C&A will review rental forms to see about limiting the number of rooms a group may use. The BOD will continue to discuss the issue of what is a club and create a consistent policy.

Greens Mark Ward reported that the Pro Shop has had \$9,000 in beer sales YTD and \$112 in wine sales since May 1st. Many tournaments are taking place; the 4-man tourney is coming up, the Women's club played with Summerfield, and the Mayor's tourney may be coming back. There are croquet tourneys in September and October. Both croquet and lawn bowling are busy.

Hello Neighbors The Neighbors' Night Out had a lower turnout than expected. There will be a Labor Day Potluck on September 2nd from 1-2:30pm. A great party is coming on September 21st. Boot Scooting Good Time will have a country western theme with a band and a traditional chicken dinner. Tickets are \$15 and this event is open for guests and family.

House Cindy Scott is a new member. She has lived here for 6 years. The Living Room is now complete and came in \$5,000 to \$6,000 under budget. The lobby has a large map of our community. Travel and Leisure magazine had an article that ranked KCCA as the 3rd best retirement community in the U.S. The committee has done a walk through of all buildings and common areas to determine repairs/upkeep/improvements that will be presented the Budget/Finance for future consideration/budgeting.

LARC Cindi McCollough gave a presentation on LARC basics. It included where LARC's authority comes from, why their work is important to the community, the process of notifications, and the type of projects that need to be approved by LARC. The slides from her presentation will be reformatted and added to our KCCA website under LARC.

Pool There will be an end-of-season pool party, for community members only, on August 31st from 5:00 to 8:00pm.

Executive Session This was held on Monday, August 12th at 4:00pm

Adjournment Bryan Daum moved to adjourn the meeting at 8:23pm seconded by Mark Ward. Approved 6/0.