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BOARD OF DIRECTORS MEETING MINUTES

TUESDAY, SEPTEMBER 10, 2024

(Postponed to Wednesday, September 11, 2024)

6:30 PM, CLUBHOUSE BANQUET ROOM

Call to Order: at 6:30 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, as well as Administrator Michell Lee were all present.

Open Forum: No comments or questions

President:

Approve Agenda for Sept 10, 2024: Cindi McCollough made a motion to approve the Agenda, changing the meeting date to September 11, 2024, seconded by Cherie Gilmore-Forczak. Approved 7/0

Approve Minutes of August 13, 2024: Cherie Gilmore-Forczak made a motion to approve the minutes, seconded by Bryan Daum. Approved 7/0

Approve Work Session minutes of August 27, 2024: Rob Peters made a motion to approve the minutes, seconded by Cindi McCollough. Approved 7/0

Aquatic Center Repair Project Report: We are waiting for bids from three contractors for repairs to the interior of the pool building. They are due September 25th. Toby White from Forensic will attend our October 8th BOD meeting to go over the bids. When the BOD votes on a contractor, he will have a week to provide a contract that will then be sent legal. We are waiting for a revised contract from J H Kelly, which will also be sent to legal.

Old Business:

Committee Chair vs Liaison: Lono Waiwaiole made a motion to untable the discussion from a previous meeting, seconded by Cherie Gilmore-Forczak. He provided

the BOD with information related to the idea of making it possible for community members to chair standing committees, with BOD members acting as liaison between the committee and the BOD. After discussion, it was determined that we needed to exactly what would need to be changed in CC&Rs, Bylaws, Resolutions and Charters. Cindi McCollough made a motion to table this until the next work session, seconded by Lono Waiwaiole. Approved 7/0

Secretary: no report

Treasurer's Report:

We are waiting for the 3rd draft of the Reserve Study to come back from Forensics. If there are no changes, it will go to Budget and Finance and then to the BOD for approval.

The budget process has started with the Pro Shop and Jeff Halfman, the Grounds Superintendent. The 2024 budget for tree removal has maxed out and there are at least two oak trees that need to be trimmed. Rob Peters made a motion to add \$5,000 to the current budget for trees, seconded by Cherie Gilmore-Forczak. Approved 7/0. The Pro Shop is 25% over Budget for income and 12.5% down on expenses. The Budget net income was set at \$130,232 thru July 31st and they are currently at \$252,000.

Rob Peters made a motion to accept the Treasurer's Report for 9-11-24, seconded by Cindi McCollough. Approved 7/0

The Budget and Finance Committee will meet weekly until the budget is completed.

New Business: none

Committee Reports

Budget and Finance

Kelly Bid the J H Kelly bid was presented to the BOD. It was decided that there was no need to vote on the bid. We will wait for the final contract is approved by legal, then vote. Cherie Gilmore-Forczak made a motion to table this discussion and vote, approved 6/1 with Mark Ward being the no vote.

Cascade Pool Bid this needs to be approved so the new sand filter can be ordered to be installed after the new dehumidifier is moved into place. Rob Peters moved that we approve the \$7,181.51 bid from Cascade Pool, seconded by Bryan Daum. Approved 7/0

Clubs and Amenities: nothing new, the next meeting is the first Tuesday of October.

Greens: the Committee meets next week. Sanding is taking place on the course this week. At kingcitygolf.com you can now see drone flyover pictures of each green. A Point of Sale (POS) system is being set up at the Pro Shop. This will allow golfers to reserve T times online.

Hello Neighbors: Cherie Gilmore-Forczak praised the Committee for its great work and organization when it comes to providing fabulous events, almost every month, for our community members. Coming up is the Boot Scootin Boogie on September 21st, with tickets at \$15. That includes a buffet and a great band.

House: Keith Walbridge has completed work on shelving in the closets at the end of the Banquet room. Carpet cleaning in that room, as well as the Meeting Room and the Multi-purpose Room on the 20th. The Lawn Bowling gutters will be repaired. The Lions Club bottle and can receptacle have been given a new cover. Landscaping/maintenance bids will be presented to Budget and Finance at the next meeting. Members of the Committee have been walking through and around our buildings to determine what kind of repairs might be necessary next year or in the future.

LARC: Mary Maney has been appointed to be the vice-chair of the Committee. LARC is working on following LARC approved projects and on current complaints.

Pool: There is a skimmer that needs to be repaired for next year. The pool will remain open until it is determined that temperatures will remain too cool.

President Comments: none

Exec. Session: none

Adjournment: At 7:50, Cindi McCollough made a motion to adjourn the meeting, seconded by Bryan Daum. Approved 7/0