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BOARD OF DIRECTORS MEETING MINUTES

TUESDAY, JANUARY 14, 2025

6:30 PM, AT KCCA CLUBHOUSE BANQUET ROOM

& VIRTUALLY VIA - YOUTUBE

CALL TO ORDER: 6:35 PM by President Mike Ceccanti

ROLL CALL OF DIRECTORS: President Mike Ceccanti, Vice President Bryan Daum, Secretary Cherie Gilmore-Forczak, Treasurer Rob Peters, Directors Lono Waiwaiole, Mark Ward and Cindi McCollough. Also present were Administrator Yvette Curiel and Administrator Consultant Michelle Lee.

OPEN FORUM: One written question asking for information on the pool. Mike Ceccanti said that he would cover that.

Cherie Gilmore-Forczak made a motion to amend and approve the Agenda: under New Business add Approve Election Committee Chair, seconded by Mark Ward. Approved 7/0.

PRESIDENT:

- a. Approve the Board Meeting Minutes of December 10th, 2024. Cherie Gilmore-Forczak made a motion to approve December 10th, 2024, minutes, seconded by Cindi McCollough. Approved 6/1, with Mark Ward voting no.
- b. Approve the Special Board Meeting Minutes of December 16th, 2024. Cherie Gilmore-Forczak made a motion to approve the Minutes of December 16th, 2024, seconded by Rob Peters. Approved 6/1, with Mark Ward voting no.
- c. 2025 Election Process . This topic was discussed thoroughly during the Work Session. There was some concern that there was not enough time

- to plan an in-house election for this year and plans could be made for next year. Cherie Gilmore-Forczak made a motion to rescind the motion made on December 10th, seconded by Cindi McCollough. Defeated 4/3 with Cherie Gilmore-Forczak, Cindi McCollough and Mike Ceccanti voting yes.
- d. Aquatic Center Repair Project Update: Mike Ceccanti reported that the Aquatic Center Repair Project Liaisons are working with J.H. Kelly on the dehumidifier installation and air balance and work could begin by mid-February. Our attorney, looking out for our best interests, was unable to reach a contractual agreement with the contractor the BOD selected. The BOD agreed to move on. We have bids from two additional contractors and will continue to work with Forensic and our attorney will review the contract from the company the BOD chooses.

OLD BUSINESS: None

SECRETARY:

- a. Governing Documents. Cherie Gilmore-Forczak explained that our Bylaws and Resolutions need to be reviewed. Yvette Curiel and Michelle Lee have been going through old minutes and have found conflicting motions and Resolutions that are outdated and or marked as unauthorized and unapproved. Cherie Gilmore-Forczak made a motion to authorize Administration to review and update the Bylaws and Resolutions, and consult with our attorney, when necessary, seconded by Lono Waiwaiole. Approved 7/0. The BOD will be presented with their recommendations.

TREASURER'S REPORT:

- a. Approve November Financials. Rob Peters made a motion to accept the November 2024 financials, seconded by Cindi McCollough. In discussion, Cherie Gilmore-Forczak asked if we have settled all unpaid assessments from 2024 and how payments are going for this year? Michelle Lee was able to answer that very few unpaid assessments from 2024 remain and that about 75% of 2025 assessments have been collected. Approved 7/0.

NEW BUSINESS:

- a. Approve Nominating Committee Chair. Cherie Gilmore-Forczak made a motion to appoint Cindi McCollough as the chair off the Nominating Committee, seconded by Lono Waiwaiole. Approved 7/0.
- b. Approve Election Committee Chair. Cherie Gilmore-Forczak made a motion to appoint Lono Waiwaiole as the chair of the Election Committee, seconded by Mike Ceccanti. Approved 7/0. Cherie Gilmore-Forczak made a motion to appoint Cindi McCollough as the second BOD member on the Election committee, seconded by Rob Peters. Approved 7/0.

COMMITTEE REPORTS:

- a. BUDGET & FINANCE: Gloria Aleksich has resigned from the committee and was thanked for her time. Rob Peters made a motion to appoint Meghan Rutz and Susan Howell to the committee, seconded by Cherie Gilmore-Forczak. Approved 7/0. The next meeting will be on Jan. 21st.
- b. CLUBS & AMENITIES: Discussion is being held surrounding the Bowling Green. The issue is how much to charge for tournaments, payment for use of the Living Room and Kitchen, etc. and how to charge for practice use of the Green.
- c. GREENS: More tournaments and new groups are being scheduled for this year. The Point of Sale (POS) system is almost complete. Staff is being trained on its use.
- d. HELLO NEIGHBORS: HN is now sponsoring the monthly musical. The New Year's Eve party was a huge success. Valo grams will be sold again this year, for people and pets.
- e. HOUSE: There are new shelves in the Meeting Room and new cupboards in the Multi-Purpose Room. A new sink and vanity has been installed in the women's restroom at the Pro Shop, as well as new window coverings on Pro Shop windows.
- f. LARC: They are meeting just once per month for now. They have had a few complaints and one compliance issue, which has been turned over to the city of King City. Their members will be coming around and

looking at the yard lamp posts. If some type of repair is needed, they will tie a green ribbon around the lamp post.

- g. POOL: this committee will begin meeting next month to start getting ready for the outdoor pool opening in the spring.

PRESIDENT: Two topics will be added to our next Work Session. First, a discussion of the croquet/bowling green space and whether it is a public or a private space and who pays to play there. Second, King City is planning a 4th of July parade and the planners want to know if we would like to be part of that. We already have our own parade to factor into this idea.

EXECUTIVE SESSION: None

ADJOURNMENT: Rob Peters made a motion to adjourn the meeting at 7:42, seconded by Cindi McCollough. Approved 7/0.

APPROVED