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BOARD OF DIRECTORS MEETING MINUTES

TUESDAY, MARCH 11, 2025

6:30 PM AT THE KCCA CLUBHOUSE BANQUET ROOM

CALL TO ORDER: The meeting was called to order by President Mike Ceccanti at 6:30 pm.

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 were present, along with our Administrator Yvette Curiel.

Cherie Gilmore Forczak made a motion to amend the Agenda, to add a section c. under Old Business for Article IV section 4 of the Bylaws seconded by Rob Peters. Approved 7/0.

OPEN FORUM: Someone had a question about the outdoor pool, whether the company that did an analysis would also do future repairs. The answer was it would be someone else.

PRESIDENT:

- a. Approve the Agenda of March 11, 2025. Cherie Gilmore-Forczak made a motion to approve the Agenda as amended, seconded by Mark Ward. Approved 7/0.
- b. Approve the Work Session Meeting Minutes of February 11, 2025. Rob Peters made a motion to approve these minutes, seconded by Bryan Daum. Approved 7/0.

- c. Approve the Board Meeting Minutes of February 11, 2025. Cherie Gilmore-Forczak made a motion to approve the minutes, seconded by Bryan Daum. Approved 7/0.
- d. Approve the Special Board Meeting Minutes of February 28th, 2025. Rob Peters made a motion to approve these minutes, seconded by Bryan Daum. Approved 7/0.

OLD BUSINESS:

- a. Nominating Committee. Cindi McCollough made a motion for the BOD to approve the committee members Jim Gorman and Phil Alexander, seconded by Cherie Gilmore-Forczak. Approved 7/0. She reminded everyone that we are looking for Board members.
- b. Election Committee. Lono Waiwaiole made a motion that the BOD approve the election timeline submitted by the Election Committee, seconded by Cherie Gilmore-Forczak. Approved 7/0.
- c. Bylaws Article IV section 4. During the Work Session, various amendments presented over the years were looked at. The goal is to follow through on any changes and have them incorporated into our Documents. At a BOD meeting on April 11, 2024 two motions were approved:
Chris Walbridge made a motion to increase the number of Resident/Members needed to sign a petition to remove a Board Director from the listed 100 to 340, seconded by Mark Ward. Approved 5/2, with Cherie Gilmore-Forczak and Lono Waiwaiole voting no.
Chris Walbridge made a motion that the Removed Director, whether it be by a recall or a resignation, will not be eligible for

re-election to the Board or for Bord appointment to the Board for one year from the time of recall or resignation, seconded by Mike Ceccanti. Approved 5/2 with Rob Peters and Lono Waiwaiole voting no.

It was decided by the BOD that this is our current policy and should be incorporated into our Documents. Cherie Gilmore-Forczak made a motion to incorporate the motions from April 11, 2024 into our Documents, seconded by Mark Ward. Approved 7/0.

SECRETARY: The BOD met in Executive Session on February 28, 2025 from 9:30 am to 3:00 pm to interview the contractors who had submitted bids. At the end of the day, the BOD agreed on Charter Construction for the work in the dressing rooms and J H Kelly to install the new doors from the dressing rooms to the pool.

The dehumidifier has been installed. J H Kelly will make several modifications. Some of the vent piping will be reconfigured to improve access to the far side of the dehumidifier. Also, some gas pipes will also be reconfigured to increase access space on the right side as you come in from the outside. A portable eye wash station will be installed.

CT Drains will provide a drain scope for us before the construction begins.

TREASURER: Rob Peters made a motion to approve the Financials for January, 2025, seconded by Cindi McCollough. Approved 7/0.

2025 Assessments: 805 doors paid annually (75% of resident homes), 138 doors are paying quarterly and 87 doors are paying monthly. 62 doors are in arrears and there is follow up on those.

A CD was matured and \$52,038 was used for the pool loan. Our principal due on the pool stands at \$392,575.

The 2024 Financial Review has begun. Michelle Lee will work on this along with CAP.

For the months of January/February we have collected \$50,730 in transfer fees. It appears that home sale prices have increased.

Rob Peters made a motion to accept the Treasurer's Report, seconded by Lono Waiwaiole. Approved 6/1 with Mark Ward voting no.

NEW BUSINESS: Cindy McCollough made a motion that we hold our Annual Members Meeting on May 29, 2025, seconded by Lono Waiwaiole. Approved 7/0.

COMMITTEE REPORTS:

Budget & Finance Cindi McCollough, the HOA consultant representative, ran the meeting in Rob Peters absence. The House Committee brought bids for the committee to consider. The Pottery budget will get money from Reserves. The meeting minutes are on the website.

Clubs & Amenities The committee endorses allowing political meetings. The bowling green should be open for tournaments. Also, they croquet sets be made available to our members and that the clubs publicize when the greens are open for member use.

Greens Discussed the bowling green. They are not happy with it being privatized by the BOD. This means that a member must e present with anyone wishing to use the greens. The men's and women's groups

are having their kick offs in early April. The Pro Shop is now open until 6pm.

Fox 12 shot a commercial for Quarter Pros using our Golf Course.

The new POS (Point of Sale) system is up and running and staff are being trained. This will make it possible to reserve your Tee Time on line.

Jeff Halfman says the course is in great shape. They will plug and sand at the end of this month or early April.

The new shed to protect the golf machinery is up and being used.

The GPS tree mapping project is still underway.

The money in our cart path funds is too low.

The irrigation system will run for another 3 – 4 years and then will need to be replaced.

Hello Neighbors 69 people attended the last musical. The next event is the Soup Sunday. In April there is a Saturday brunch and The Angels will be the Sunday musical.

House New shades for the banquet room should arrive in 5-6 weeks. They are working with the Shuffle Board group on needed repairs. They have also talked with the Ceramics Club about their needs.

LARC Project request forms are starting to come in. Complaints are at a normal level. The Committee will begin to meet twice a month again. LARC members are meeting with property owners and attempting to be reasonable and flexible.

Pool The Committee had a formative meeting to talk about needs. They are in need of new fabric that goes around the fencing. The skimmer needs to be replaced, but Jeff knows about that. If a hard-line phone was installed by the pool, we would be able to keep the pool open later than the time the Pro Shop closes. New chairs are needed and lighting is being investigated.

Nomination See earlier comments

Election See earlier comments

PRESIDENT COMMENTS:

EXECUTIVE SESSION: Cherie Gilmore-Forczak made a motion for the BOD to move into Executive Session, seconded by Cindi McCollough. Approved 7/0.

Return from Executive Session at 9:30 pm. Bryan Daum was no longer present. Three motions:

Cherie Gilmore-Forczak made a motion to approve the Administrative Consultant's recommendation for a personnel recommendation, seconded by Mark Ward. Approved 6/0

Cherie Gilmore-Forczak made a motion that as of this day, room rentals of a political nature are suspended until the BOD, with the assistance of legal counsel, creates a new policy, seconded by Cindi McCollough. Approved 5/1.

Cherie Gilmore-Forczak made a motion for Administration to proceed with option 3, provided by legal counsel, for accounts and collections, seconded by Rob Peters. Approved 6/0.

ADJOURNMENT: Cherie Gilmore-Forczak made a motion to adjourn at 9:35, seconded by Cindi McCollough. Approved 6/0

Approved