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## **BOARD OF DIRECTORS MEETING MINUTES**

**TUESDAY, APRIL 1, 2025**

**6:00 PM, KCCA CLUBHOUSE BANQUET ROOM**

**CALL TO ORDER:** President Mike Ceccanti called the meeting to order at 6:00pm.

**ROLL CALL OF DIRECTORS:** President Mike Ceccanti, Secretary Cherie Gilmore-Forczak, Treasurer Rob Peters, Directors Lono Waiwaiole, Mark Ward and Cindi McCollough. Vice-President Bryan Daum was absent.

**OPEN FORUM:** The topic was rentals for meetings of a political nature. There were various opinions. Someone expressed they did not want this kind of activity at our Clubhouse because they didn't want to feel unsafe in their community (we knew ahead about the protests and had threatening phone calls to the office). Another person thought we needed an avenue for political expression and should allow elected representatives to use our building. There should be a way to create a policy. There was surprise that an event that had been held in the past without notice, caused so much outcry from outsiders this year.

**PRESIDENT:**

- a. Approve the Agenda of April 1, 2025. Cherie Gilmore-Forczak made a motion to approve this Agenda, seconded by Cindi McCollough. Approved 6/0.
- b. Approve the Work Session Meeting Minutes of March 11, 2025. Cherie Gilmore-Forczak made a motion to approve these minutes, seconded by Cindi McCollough. Approved 6/0.

- c. Approve the Board meeting Minutes of March 11, 2025. Cherie Gilmore-Forczak made a motion to approve these Minutes, seconded by Cindi McCollough. Approved 6/0.
- d. Approve the Special Board Meeting Minutes of March 21<sup>st</sup>, 2025. Cherie Gilmore-Forczak made a motion to approve these Special Board Meeting Minutes, seconded by Cindi McCollough. Approved 6/0.

#### **OLD BUSINESS:**

Cherie Gilmore-Forczak reported on the progress on the Aquatic Center pool repair project . Charter Construction has been hired to do the repairs in the dressing room areas of the building. The contract was approved by the BOD and signed. They believe they should be ready to begin work by April 14<sup>th</sup> and once the work starts, it will take 6 to 8 weeks to complete.

The dehumidifier side of the project is almost complete. Once the doors are installed from the dressing rooms to the pool, we will be able to conduct the air balance tests to make sure everything is ok. A trial start up was conducted and it went well.

**SECRETARY:** no additional report

#### **TREASURER'S REPORT:**

Rob reported that we have 3 pear trees in the pool courtyard area and 1 fir tree near the Shuffleboard building that need to be removed due to root issues damaging brick work and foundations. We have \$35,000 in our budget for tree issues. He made a motion that we accept the bid from SAVA TREE for \$5,955 to remove these 4 trees, seconded by Cindi McCollough. Approved 6/0.

The Pool Committee made a request for various items they wanted for the outdoor pool area. They did not present a budget to the Budget/Finance Committee before the 2025 budget was approved. There is \$10,000 in their repair budget. Rob Peters made a motion to allow \$858 to come from the repair funds to pay for 2 rocking chairs (\$518), 13 shower curtains (\$300) and a privacy screen(\$40), seconded by Cindi McCollough. Approved 6/0.

Rob Peters made a motion to pay Cascade Building Services to wash the windows inside and out at the Clubhouse, Arts & Crafts Building and the Pro Shop for \$2,399, seconded by Cindi McCollough. Approved 6/0.

Rob Peters made a motion to pay Cascade Building Services to clean the interior and exterior sconce lighting at the Clubhouse, Arts & Crafts Building and the Pro Shop for \$1,589, seconded by Cherie Gilmore-Forczak. Approved 6/0.

We are in need of two indoor pool lights. The type of light is no longer available and we will have to purchase new light kits to go with the old housings. The cost to have this repair made by Frahler Electric will be \$1,214.70 for the two lights and \$750 for labor for a total of \$2,114.70. Rob Peters made a motion to approve hiring Frahler Electric to replace the two lights in the Aquatic Center for \$2114.70, seconded by Cherie Gilmore-Forczak. Approved 6/0.

Rob Peters made a motion to approve adding Teri Sunell to the Budget/Finance Committee, seconded by Lono Waiwaiole. Approved 6/0.

**NEW BUSINESS:** none

**COMMITTEE REPORTS:**

**BUDGET/FINANCE** nothing additional

**CLUBS & AMENITIES** Lono Waiwaiole said the committee would continue to look at the policy for renting facilities for political meetings.

**GREENS** Mark Ward reported that the men's and women's golf groups have begun to play. Sanding will occur when the weather cooperates. The flower beds have been prepped for planting. The irrigation system will be up and running on time. We need to hire a mechanic for the golf maintenance equipment. The course is now open from 8am to 6pm.

**HELLO NEIGHBORS** Cherie Gilmore-Forczak reported the committee was meeting on Friday. On April 12<sup>th</sup> there is a Spring Brunch free to all residents. On the 13<sup>th</sup> there is the Sunday Concert with The Angels. A Cinco de Mayo event will be held on Sunday, May 4<sup>th</sup>. Check the Newsletter and information posted in the lobby of the Clubhouse for upcoming events.

**HOUSE** The major update is that we have new drapes in the Banquet Room.

**LARC** Project requests are beginning to come in. We need more project yard signs. If you have an old one, please return it to LARC. Complaints and compliance issues are about normal. They have lost the committee member who had been working on the spreadsheets.

**POOL** The Pool Committee will meet on the 14<sup>th</sup> of April and after that, the 4<sup>th</sup> Monday of each month.

**NOMINATION** So far, we have 4 candidates who have submitted packets to run for the 3 available BOD positions available this June. They are Teri Sunell, Megan Rutz, Cheryl Wong, and Mike Ceccanti. There is still time to gather 25 signatures and have your name on the ballot.

**ELECTION** A Meet the Candidates event will be held on April 26<sup>th</sup> from 1 – 3 pm, in the Banquet Room at the Clubhouse. There will be time for the candidates to speak, answer questions, and mingle over cookies and coffee. Everything is up-to-date with YesElections and the Committee has a statement of work timeline.

#### **PRESIDENT COMMENTS:**

- a. Personnel: Rob Peters made a motion to change Michelle Lee's title to Financial Consultant, seconded by Cindi McCollough. Approved 6/0.
- b. Contracts: Mark Ward made a motion that we hire John Hinderman II to become our Golf Director, seconded by Rob Peters. Approved 6/0.

#### **EXECUTIVE SESSION:**

**ADJOURNMENT:** Cherie Gilmore-Forczak made a motion to adjourn at 7:45pm, seconded by Cindi McCollough. Approved 6/0.