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BOARD OF DIRECTORS MEETING MINUTES

TUESDAY, May 13, 2025

6:00 PM, KCCA CLUBHOUSE BANQUET ROOM

Call to Order:

Vice President Bryan Daum called the meeting to order at 6:30 p.m.

Roll Call of Directors:

Present were Bryan Daum, Rob Peters, Cindi McCollough, Lono Waiwaiole, Mike Ceccanti and Cherie Gilmore-Forczak (by phone). Mark Ward was absent. Administrator Yvette Curiel was also present.

Open Forum:

Nancy Walter—discussed the processing of monthly assessment payments and maintenance of the box at the office for collecting payments

Sue Phipps—discussed a tree on the golf course which prevents sunlight from reaching the English garden in her back yard

Sharon Niemczyk—discussed the possibility of opening the outdoor pool an hour earlier this year

Anonymous—Administrator Curiel read a letter received in the office regarding Board Member ethical violations.

President:

a. *Approve the Agenda of May 13, 2025, with amendments*

Moved by Mike Ceccanti, seconded by Rob Peters, passed 6-0

b. *Approve the Board Meeting Minutes of April 1, 2025*

Moved by Rob Peters, seconded by Mike Ceccanti, passed 6-0

- c. *Approve the Special Board Meeting Minutes of May 2, 2025*
Moved by Rob Peters, seconded by Mike Ceccanti, passed 6-0
- d. *Approve the Special Board Meeting Minutes of May 10, 2025*
Moved by Rob Peters, seconded by Mike Ceccanti, passed 6-0

New Business:

a. *Board Resolution—Code of Conduct*

Cherie Gilmore-Forczak moved to adopt the Code of Conduct recommended by the HOA attorney. The motion was seconded by Rob Peters and passed by a vote of 6-0

b. *KCCA Insurance Policies Renewal*

Administrator Curiel reported that the HOA's insurance carrier declined to renew our coverage, but a replacement has been secured. New policies go over the 10% overage allowable within the budget, Mike moved to approve the overage amount of \$2,023 which includes Cyber coverage. Motion passed unanimously.

c. *Arborist Report*

Administrator Curiel went through the report and two motions resulted:

Lono Waiwaiole moved that he be assigned to view the backyard issues voiced by Sue Phipps and to report back to the Board, and that the administrator determine the potential cost of trimming that tree. The motion was seconded by Rob Peters and passed by a vote of 6-0.

Rob Peters moved that the administrator be authorized to determine the cost of addressing the issues identified regarding Tree #58. The motion was seconded by Mike Ceccanti and passed by a vote of 6-0.

President Comments

a. *Conduct—*

Mike Ceccanti moved to censure Director Cindi McCollough for her conduct during the Executive Session of the Board on May 10. The motion was seconded by Cherie Gilmore-Forczak and passed by a vote of 5-1 with Cindi McCollough dissenting. Director McCollough left the meeting at that point.

Old Business:

a. Aquatic Center Update

Rob Peters presented a series of slides illustrating the progress on the Aquatic Center, which he concluded is on track.

Treasurer's Report:

a. Approve February Financials

Moved by Rob Peters, seconded by Lono Waiwaiole and passed 5-0

b. Approve March Financials

Moved by Rob Peters, seconded by Lono Waiwaiole and passed 5-0

c. Financial Consultant Update

Rob Peters read over the financial consultant's report referencing the following topics.

1. Progress with the financial review.
2. Home sales

d. Douglas Fir—Shuffleboard Building

Moved by Rob Peters to rescind the decision to remove this tree, seconded by Mike Ceccanti and passed 5-0

Committee Reports:

Budget/Finance—Rob Peters announced the resignation of Jim Gorman from the committee

Clubs & Amenities—Lono Waiwaiole reported that the committee has drafted a policy regarding political events in KCCA facilities which will be distributed to the members of the Board in advance of the June work session.

Greens—Administrator Curiel reported that the golf course is now online!

Hello Neighbors—Cherie Gilmore-Forczak reported that there will be a potluck celebrating Memorial Day and that the Cinco de Mayo event was a huge success.

House—Mike Ceccanti reported that the patio area near the outdoor pool is the next focus of the committee.

LARC—No report

Pool—Bryan Daum reported that preparations are well underway to open the outdoor pool by Memorial Day.

Nomination—Lono Waiwaiole reported that Mike Ceccanti has officially withdrawn as a candidate due to health concerns, leaving three candidates for three open seats on the Board.

Election—Lono Waiwaiole reported that the ballots went out from Yes Elections on Friday and should be arriving in the mailboxes of members by the end of this week.

Adjournment:

Bryan Daum adjourned the meeting at 8:40 p.m.

Submitted by Lono Waiwaiole for Cherie Gilmore-Forczak

Approved