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## BOARD OF DIRECTORS SPECIAL MEETING

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MINUTES Tuesday, June 24, 2025

KCCA Clubhouse Banquet Room

(Revised)

### Call to Order:

President Cherie Gilmore-Forczak called the meeting to order at 6:30 and led the flag salute.

### Roll Call of Directors:

President Cherie Gilmore-Forczak, Vice President Rob Peters, Secretary Lono Waiwaiole, Treasurer Megan Rutz, Director Cindi McCollough, Director Teri Sunell, Director Cheryl Wong and Administrator Yvette Curiel were present.

### President:

- a. *Approve the Agenda of June 24, 2025*  
Moved by Teri, seconded by Cheryl, passed 7-0
- b. *Approve the Work Session minutes of June 10, 2025*  
Moved by Rob, seconded by Megan, passed 7-0
- c. *Approve the Board Meeting minutes of June 10, 2025*  
Moved by Rob, seconded by Cheryl, passed 7-0

### New Business:

- a. *Political Events Policy*  
Cheryl moved that the administrator schedule a town-hall meeting of the HOA members next week to discuss this subject. Seconded by Teri and passed 7-0.
- b. *House/Pool Charter and Oversight*  
Rob moved that the Pool Committee be disbanded and supervision of the pools be assigned to the House Committee. Seconded by Cheryl and passed 7-0.
- c. *LARC Fence Issue*  
Megan moved that Cheryl be directed to take a look at the fences in question and report back to the Board. Seconded by Rob and passed 7-0.
- d. *Price Points for Tree Remediation*  
Rob moved to accept the tree bids from SavaTree. Seconded by Teri and passed 7-0.
- e. *Board of Directors Aquatic Center Repair Liaisons*  
Rob moved to appoint Teri to replace Mike Ceccanti on this team. Seconded by Megan and passed 6-1 with Cindi voting no.

### Old Business:

#### *Aquatic Center Update*

Cherie and Rob reported enthusiastic approval of the work being done and that we are reaching the late stages of the process.

## **Treasurers Report:**

Megan reported that the April financial reports were presented and approved by the Board at the Board meeting on June 10. The May financials have been received and will be reviewed at the July 1 meeting of the Budget & Finance Committee. After review and correction, they will be presented to the Board at the meeting on July 8.

## **Committee Reports:**

### *Budget & Finance*

Megan moved that Nicki Nicholson, Mike Mathis, Judi Harrison and Susan Howell be seated as members of the committee. Seconded by Cheryl and passed 7-0.

Megan also moved that Cherie be appointed co-chair of the committee.

Seconded by Cheryl and passed 7-0.

Megan also noted that the committee is short three members and is seeking interested residents to fill those vacancies.

### *Clubs & Amenities*

No report

### *Greens*

Teri moved to adopt the King City Golf Course Rules Updates proposed by John Hinderman and endorsed by the committee. Seconded by Cheryl and passed 7-0.

The rules are the following:

Pets of any kind are not allowed on the golf course at any time. Certified ADA service animals are allowed but must follow strict ADA guidelines.

Any golf cart for use on the golf course must pay a daily or annual cart trail fee prior to use on the course. Any riding golf cart must be specifically designed for golf course use and have tires of traditional golf cart size. Private golf carts must adhere to posted cart requirements.

Golfers are permitted to play only one ball per hole, as outlined in the Rules of Golf. Playing multiple balls for practice purposes during a round is prohibited. The course is intended for play, not for practice or use as a driving range.

Rule Violation Policy: 1) Verbal and written warning; 2) 30-day suspension (with no refund of unusable period of annual or seasonal pass); 3) 90-day suspension (with no refund of unusable period of annual or seasonal pass); 4) permanent suspension (after 365 days have passed, the suspended individual may submit a letter to the Greens Committee and Board stating why they should be allowed back, and if approved by each, can be allowed to return).

### *Hello Neighbors*

Cheri reported that the recent Strawberry Shortcake event was very successful and the calendar is full of coming attractions. Next up is the celebration of Independence Day on July 4, including the parade and free hotdogs and ice cream at noon in front of the Clubhouse.

### *House*

Rob reported that Mike Ceccanti has been made the co-chair of the committee. The top priority right now is the greenspace near the outdoor pool, including the

participation of a local Scout troop which will be on hand June 28 to remove the pavers as a public service project. Future concerns include an engineering study of the HVAC system in the Clubhouse, the floors in the office, the restrooms at the golf maintenance building and replacing the chairs in the Clubhouse Meeting Room and Multipurpose Room.

*LARC*

Cheryl reported that LARC is reorganizing after some time without a chair and she will have a full update at the next Board meeting.

*Pool*

No report

*Nomination*

Rob moved that the Nomination Committee be disbanded. Seconded by Cheryl and passed 7-0.

*Election*

Teri moved that the Election Committee be disbanded. Seconded by Rob and passed 7-0.

**President's Comments:**

Code of Conduct Implementation

a. *Board member conduct*

Cherie read again the meaning of the censure of a Board member, then discussed Cindi's handling of several LARC requests around the time of her resignation as LARC chair. Rob moved "To publicly censure Director Cindi McCollough and to instruct our Administrator to issue her a letter detailing these violations." Seconded by Teri and passed 4-2 with Cheryl abstaining and Lono and Cindi voting no.

b. *KCCA Board of Directors Code of Ethics/Oath—Reaffirm as supplement to Code of Conduct*

No action taken.

**Adjournment:**

Megan moved the meeting be adjourned at 7:40. Seconded by Cheryl and passed 7-0.

