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BOARD OF DIRECTORS MEETING MINUTES

TUESDAY, JUNE 10, 2025

6:30 PM, KCCA CLUBHOUSE BANQUET ROOM

CALL TO ORDER: Vice President Bryan Daum called the meeting to order at 6:30 pm.

PLEDGE OF ALLEGIANCE:

ROLL CALL OF DIRECTORS: Vice President Bryan Daum, Secretary Cherie Gilmore-Forczak, Treasurer Rob Peters, Directors Mike Ceccanti, Lono Waiwai, Mark Ward and Cindi McCollough were present, along with our Administrator Yvette Curiel and Pro Shop Operations Director John Hinderman.

OPEN FORUM: We had one resident, Sue Phipps, speak to her LARC request to have a tree on the golf course trimmed because it blocks the sun to her garden.

Yvette Curiel explained that the pool had been closed by the Washington Co, inspector due to a requested inspection. The pool will be shocked with chlorine and reopened within a few days.

PRESIDENT:

- a. Approve the Agenda for June 10, 2025, Cherie Gilmore-Forczak made a motion to approve the Agenda, seconded by Mike Ceccanti. Approved 7/0.
- b. Approve the Work Session Minutes of May 13, 2025. Cherie Gilmore-Forczak made a motion to approve the minutes, seconded by Rob Peters. Cindi McCollough made a request for a copy of the Open Forum anonymous form from that meeting and what the President had read for

his statement in requesting a censure. Yvette Curiel explained that her request was not part of the Work Session minutes. Approved 7/0.

- c. Approve the Board Meeting Minutes of May 13, 2025. Cherie Gilmore-Forczak made a motion to approve the minutes with a change of the meeting time to 6:30, from 6:00, seconded by Rob Peters. Yvette explained that Cindi's request for the two documents, the open forum form and Presidents notes. Are not part of records retention resolution of documents to be made available as copies per resolution 2012-306. Approved 6/1 Cindi McCollough voted no .

NEW BUSINESS

- a. Board Training – Yvette Curiel announced that the Board would be receiving training from both our HOA attorney and our HR attorney. This will take place as soon as it can be scheduled.
- b. Political Events Policy – Lono Waiwaiole suggested we wait and let the new BOD members have input on this topic. Rob Peters made a motion to hold a special session meeting this month, on June 24th, seconded by Lono Waiwaiole. Approved 6/1 with Cindi McCollough abstaining.
- c. LARC Application – Sauna Request This was discussed with the homeowner. There was some confusion as to whether or not King City approval was still required. Rob Peters made a motion to approve the request to install a Sauna, contingent upon notification from King City that the project is approved, seconded by Mike Ceccanti. Approved 7/0.
- d. Tree Trimming Request – A resident wants a tree on the golf course trimmed so the branches don't create shade for her flower garden. Rob Peters made a motion to approve trimming the tree, splitting the cost of \$233 with the resident, using SAVEATree to do the work, seconded by Lono Waiwaiole. The motion failed 3/4. Mark Ward, Cherie Gilmore-Forczak, Cindi McCollough and Bryan Daum voted no.

OLD BUSINESS:

- a. Aquatic Center Update – Cherie Gilmore-Forczak said there is little new to report. We are still on schedule and under budget.

TREASURER'S REPORT:

- a. Approve April Financials – Rob Peters made a motion to approve the April Financials, seconded by Cherie Gilmore-Forczak. Approved 7/0

COMMITTEE REPORTS:

- **BUDGET/FINANCE** – nothing new to report
- **CLUBS AND AMMENITIES:** Lono Waiwaiole reported that the Committee is recommending that rentals for the lawn bowling green be handled by John Hinderman, our Pro Shop Operations Director, and his staff. This will apply to all tournaments. C & A will still oversee croquet and lawn bowling clubs.
- **GREENS:** John Hinderman introduced himself and thanked the BOD, Jeff Halfman and the Pro Shop staff for their help and encouragement. Changes are slowly being made at the Pro Shop. Online tee times are up and running. May has been one of our highest revenue months. They will begin to sell yearly (\$700) and half yearly (\$385) passes.
- **HELLO NEIGHBORS:** Cherie Gilmore-Forczak made a motion to accept four new members to the Committee: Mary Lou Russ, Judy Summers, Karin O'Conner and Edie Stoaks, seconded by Lono Waiwaiole. Approved 7/0. Check the calendar for all the great events the Committee has planned.
- **HOUSE:** Mike Ceccanti reported that they are looking into new concrete for our Clubhouse entryway. They are also looking at cleaning up the green space by the pool and having the retaining wall removed this year, as well as all the pavers. New Chairs for the Meeting and the Multi-Purpose rooms will be budgeted for 2026.
- **LARC** Yvette Curiel reported that is LARCs season and there are many applications being submitted and reviewed by the Committee.
- **POOL** Bryan Daum reiterated that the outdoor pool should reopen within a few days. Bryan Daum made a motion to change the Children Pool hours to 12pm-2pm. Motion passed unanimously.

- **NOMINATION:** It was recommended by Cind McCollough the committee remain in place throughout the year.
- **ELECTION:** No Report

PRESIDENT COMMENTS:

- a. Seat the New Board - Mike Ceccanti, Bryan Daum and Mark Ward were thanked for their service as they left the BOD. Megan Rutz, Teri Sunell, and Cheryl Wong were welcomed to the BOD as our newest members. (Cheryl Wong was attending via phone)
- b. Election of New President
Vote result:
5 Cherie Gilmore-Forczak, 1 Rob Peters, 1 abstain
- c. Election of Vice President
Vote result:
5 Rob Peters, 1 Teri Sunell, 1 abstain
Election of Secretary
Vote result:
6 Lono Waiwaiole, 1 abstain
Election of Treasurer
Vote result:
6 Megan Rutz, 1 abstain
- d. Election of Committee Chairs
 - Budget/Finance - Lono Waiwaiole made a motion to nominate Megan Rutz as chair, seconded by Cherie Gilmore-Forczak. Approved 6/1, an abstention from Cindi McCollough.

- Clubs & Amenities – Megan Rutz made a motion to nominate Lono Waiwaiole as chair, seconded by Teri Sunell. Approved 6/1, an abstention from Cindi McCollough.
- Greens – Lono Waiwaiole nominated Teri Sunell as chair, seconded by Rob Peters. Approved 6/1, with abstention from Cindi McCollough.
- Hello Neighbors – Rob Peters nominated Cherie Gilmore-Forczak as chair, seconded by Megan Rutz. approved 6/1, with an abstention from Cindi McCollough.
- House – Lono Waiwaiole nominated Rob Peters as chair, seconded by Cherie Gilmore-Forczak. Approved 6/1, with abstention from Cindi McCollough.
- LARC – Rob Peters nominated Sheryl Wong as chair, seconded by Lono Waiwaiole. Approved 6/1, with abstention from Cindi McCollough.
- Pool – Lono Waiwaiole nominated Cindi McCollough as chair, she declined. There is a vacancy for now.

ADJOURNMENT:

Megan Rutz made a motion to adjourn the meeting at 8:18pm, seconded by Rob Peters. Approved 7/0