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## **BOARD OF DIRECTORS MEETING**

### **Tuesday, July 8, 2025**

### **Minutes (revised)**

#### **Call to Order/Pledge of Allegiance:**

President Cherie Gilmore-Forczak called the meeting to order at 6:45 p.m. and led the pledge.

#### **Roll Call of Directors:**

Present were President Cherie Gilmore-Forczak, Vice President Rob Peters, Secretary Lono Waiwaiole, Treasurer Megan Rutz (by telephone), Director Cindi McCollough, Director Teri Sunell, Director Cheryl Wong, Administrator Yvette Curiel and Pro Shop Operations Director John Hinderman.

#### **Open Forum:**

No one signed up to speak, but there was some spontaneous discussion of the townhall meeting and the ramifications of political activity in KCCA amenities.

#### **President:**

##### *Approve the Agenda of July 8, 2025*

Moved by Cheryl, seconded by Teri and passed by a vote of 7-0

##### *Approve the Work Session Meeting Minutes of June 24, 2025*

Moved by Teri, seconded by Rob and passed by a vote of 7-0

##### *Approve the Board Meeting Minutes of June 24, 2025*

Moved by Rob, seconded by Cheryl and passed by a vote of 7-0

#### **New Business:**

##### *Directors, Officers, Owners and Residents Board Meeting Rules*

Cindi moved that this be referred to legal counsel, seconded by Teri and passed by a vote of 5-2 with Rob and Lono dissenting.

#### Compliance Committee

No action taken.

#### Tree Trimming Policy

Rob moved to adopt the proposed policy, seconded by Teri and passed by a vote of 7-0.

#### KCCA Directory

Yvette announced that the directory is on track to be published this year with the intent to publish it yearly going forward.

#### **Old Business:**

#### Political Events Policy/Townhall Overview

Megan moved to send this issue back to the Clubs & Amenities Committee for reconsideration, seconded by Teri and defeated by a vote of 5-2 with Cindi and Cheryl dissenting.

Rob moved that political activities including clubs be prohibited in KCCA amenities, seconded by Teri and passed by a vote of 4-2 with Lono and Cindi dissenting and Cheryl abstaining.

#### Tree Trimming Request

No action taken.

#### **Treasurer's Report**

Megan moved that the May financials be approved, seconded by Rob and passed by a vote of 7-0.

Megan moved that the 2024 audited financials be approved, seconded by Rob and passed by a vote of 7-0.

Megan moved that \$300,000 of a carryover from 2024 operations of almost \$364,000 be moved to reserves, seconded by Rob and passed by a vote of 7-0.

Megan moved that \$300,000 from reserves be applied to the pool loan, seconded by Rob and passed by a vote of 7-0.

Megan moved that Cheryl Strand be given invoice authorization, seconded by Rob and passed by a vote of 7-0.

### **Committee Reports:**

#### Budget & Finance Committee

Megan moved that the July 1 meeting minutes be approved, seconded by Rob and passed by a vote of 7-0.

#### Clubs & Amenities

No meeting this month

#### Greens Committee

Teri moved that the proposed Golf Course Non-Golfer Walking Policy and Waiver be approved, seconded by Rob and passed by a vote of 7-0.

Teri moved that the proposed Inclement Weather Policy be approved, seconded by Rob and passed by a vote of 6-1 with Cindi dissenting.

Teri moved that the proposed Power Cart Rentals, Trail Fee, and Club and Pull Cart Rental Waivers be approved, seconded by Rob and passed by a vote of 7-0.

Teri moved that all members of the Greens Committee be reconfirmed, seconded by Rob and passed by a vote of 7-0.

Teri also reported that golf course revenue in June was the highest for any month in the last several years.

#### Hello Neighbors

Cherie moved that the June 27 HNSC meeting minutes be approved, seconded by Rob and passed by a vote of 7-0.

#### House

Rob moved that the June 26 House Committee meeting minutes be approved, seconded by Teri and passed by a vote of 7-0.

#### LARC

Cheryl moved that Les Wong be added to the LARC Committee, seconded by Teri and passed by a vote of 7-0.

Cheryl reported that her conclusion regarding the fence dispute she was assigned to investigate is that the matter is not a Board issue and should be resolved through arbitration or litigation.

### **President Comments**

#### **Aquatic Center Update**

Cherie and Rob reported that the leveling process on the floors is the focus right now. Everything seems to be moving along as expected with “the end in sight.”

#### **Adjournment:**

Rob moved that the meeting be adjourned, seconded by Teri, passed by a vote of 7-0 and carried out by Cherie at 8:20 p.m.