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BOARD OF DIRECTORS MEETING

Tuesday, September 9, 2025

Minutes

Call to Order:

President Cherie Gilmore-Forczak called the meeting to order at 6:34 p.m.

Roll Call of Directors:

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

Open Forum:

Comments were received from members in attendance at the meeting and from members watching the meeting remotely. Topics discussed included the political events/political clubs issue, sidewalk concerns, the new phone for the outdoor pool and complaints about unkept yards.

President:

Approve the Agenda of September 9, 2025

Moved by Cheryl, seconded by Cindi and passed after amendment* by a vote of 7-0.

*Moved by Megan to amend the agenda by changing item (a) under Treasurer's Report from August Financials to July Financials, seconded by Teri and passed by a vote of 7-0.

Approve the Work Session Meeting Minutes of August 12, 2025

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

Approve the Board Meeting Minutes of August 12, 2025

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

Approve the Special Board Meeting Minutes of August 29, 2025

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

New Business:

Resolution: Golf Course Policies, Procedures and Regulations 2012-203

Teri moved to approve the proposed resolution pending minor language changes and removal of #6 (use of golf cart paths), seconded by Cindi and passed by a vote of 7-0.

Old Business:

Not applicable

Treasurer's Report

July Financials

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

Schwindt Engagement Letter

Megan moved the Board authorize the use of Schwindt for the purposes of a 2025 audit as well as 2025 year-end reporting, seconded by Teri and passed by a vote of 7-0.

Megan also reported that transfer fees collected to date are running 19% behind 2024, or approximately \$75,000.

Committee Reports:

Budget & Finance Committee

Megan reported that the committee has been meeting two or three times a week to work on the 2026 budget. The committee feels it is important to share the proposed budget with members, solicit input and if appropriate amend the proposed budget prior to submission to and approval by the Board.

The committee recommends the following schedule for the 2026 budget process:

October 14—Draft budget presented to the Board (with copies available for KCCA members)

October 14-21—Members may drop off comments and/or questions in a box in the Clubhouse Living Room or by email.

October 18—Budget Forum Town Hall where the committee will take questions and comments from the community.

October 22-27—The committee will meet to review and consider all questions and comments.

October 28—Presentation for approval of the 2026 budget at a special meeting of the Board.

Megan moved to approve the 2026 budget presentation process recommended by the committee, seconded by Teri and passed by a vote of 7-0.

Clubs & Amenities Committee

Lono reported that the committee met September 2 and discussed again the pending resolution regarding political events and political clubs, reaffirming a consensus that the political clubs should not be included in the prohibition of use of KCCA amenities for meetings.

Greens Committee

No meeting.

Hello Neighbors

Cherie reported that the Labor Day potluck went well and reviewed several coming events. (A full list has been posted by the committee on page 2 of the September newsletter.)

House

Megan discussed the concrete work completed recently in front of the Clubhouse (as well as the new benches there) and a few other locations.

Rob moved to accept the resignation of Jim Gorman from the committee, seconded by Megan and passed by a vote of 7-0.

LARC

Cheryl reported that there have been three resignations from the committee recently, and a search is on for new members.

Cindi moved to approve the minutes of the Clubs & Amenities and Budget & Finance committees, seconded by Cheryl and approved by a vote of 7-0.

President Comments

Aquatic Center Update

Cherie reported that work on the flooring is a couple of weeks behind schedule. However, a new state law may be a greater sticking point—the aquatic center may be defined as a public-use pool, which comes with some serious staffing issues.

Executive Session

Cheryl moved that the Board shift to Executive Session: Legal, seconded by Cindi, passed by a vote of 7-0 and carried out by Cherie at 7:32 p.m.

Rob did not attend the Executive Session.

Cindi moved to return to the regular meeting, seconded by Cheryl, passed by a vote of 6-0 and carried out by Cheri at 7:49 p.m.

Adjournment:

Teri moved that the meeting be adjourned, seconded by Cheryl, passed by a vote of 6-0 and carried out by Cherie at 7:50 p.m.