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## **BOARD OF DIRECTORS MEETING**

### **Tuesday, October 14, 2025**

### **Minutes**

#### **Call to Order:**

President Cherie Gilmore-Forczak called the meeting to order at 6:31 p.m.

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

Present were 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.

#### **Note from the President:**

Cherie noted in response to recent activity on Next Door that KCCA members should communicate directly with the Administrator or members of the Board of Directors to discuss questions or concerns involving the HOA rather than social media platforms.

#### **Open Forum:**

No speakers

#### **President:**

#### *Approve the Agenda of October 14, 2025*

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

\*Moved by Megan to amend the agenda by allowing a representative from the City Council to address the meeting, seconded by Cheryl and passed by a vote of 7-0.

#### *Safe Sidewalks*

Jessica Braverman explained the safe sidewalks program she is involved with on the City Council and made a pitch for volunteers to help implement it.

Approve the Work Session Meeting Minutes of September 9, 2025

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

Approve the Board Meeting Minutes of September 9, 2025

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

**New Business:**

Board Resolution – For Safe Amenities Use – Political Events and Political Clubs

Teri moved to adopt the proposed resolution, seconded by Rob and passed by a vote of 6-1 with Lono voting no.

Association Facilities 2012-205 – KING CITY CIVIC ASSOCIATION CLUBS

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

KC Apartments Exception

Cindi moved to approve a one-time exception to the 55+ requirement for current manager Amy to live in a KC Apartments unit as the onsite manager, seconded by Teri and passed by a vote of 7-0.

**Old Business:**

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

Teri moved to approve the proposed rates for the golf course, seconded by Cheryl and passed by a vote of 7-0.

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

Board Email Spam Issues

Cindi moved to approve the proposed mitigation effort, seconded by Rob and approved by a vote of 7-0.

**Treasurer's Report**

### August Financials

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

Megan also reported that barring unforeseen events we may be able to pay off the pool loan balance of \$120,188.26 by the end of the year.

### **Committee Reports:**

#### Budget & Finance Committee

Megan reported that the committee will present the proposed budget for 2026 to the community Saturday, October 18 at 4:00 p.m. in the Clubhouse. A copy of the draft budget will be available to everyone at that time, along with a questionnaire soliciting feedback from the members. The final budget will be presented to the Board for approval at a special meeting October 28.

#### Clubs & Amenities Committee

Lono reported that the committee met October 7 and reconfirmed its support of the resolution regarding political clubs and events passed by the Board earlier in this meeting.

#### Greens Committee

Teri reported that the committee met October 2, and drew special attention to recent activity regarding croquet and lawn bowling. Due to the approach of the winter season, the committee will not meet again until February 5.

#### Hello Neighbors

Cherie underscored the work done continuously by the members of this committee to organize and carry out a long list of community events. A perfect example of this is Italian Night coming on October 25. For a full calendar of upcoming events, check Page 2 of the monthly newsletter.

#### House

Rob noted the concrete work done in the area between the Clubhouse and the Pro Shop, the finishing touches on the entry to the Clubhouse and the bid information collected for the Budget & Finance Committee's work on the 2026 budget.

### LARC

Cheryl reported that the committee met October 1. Pending projects and complaints were reviewed. The committee is also in the process of updating the LARC Reference Manual and reviewing the current CCR's to ascertain that what is available on the website is up-to-date.

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

### **President Comments**

#### Aquatic Center Update

Cherie reported that some of the work by a subcontractor was not accepted, which resulted in a delay while a replacement contractor was secured to complete the project correctly. While any delays are frustrating, she underscored that accepting substandard work will no doubt be even more frustrating in the long run. The bottom line is the pool is continuing to move toward realizing its full potential as an asset for the KCCA community.

#### Board Member Conduct

Cherie opened discussion of a proposal to censure Board Vice President Rob Peters due to a variety of complaints regarding interactions with a KCCA member, an employee and a breach of confidentiality. Rob explained his view of the situations, which differed from the view expressed by Cherie and Yvette. Teri moved to censure Rob, Megan seconded and the motion passed by a vote of 6-1 with Rob voting no.

### **Adjournment:**

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

APPROVED