



15245 SW 116<sup>th</sup> Ave., King City, OR 97224 • (503) 639-6565 • www.mykcca.com

---

## **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



**KING CITY CIVIC ASSOCIATION**  
**RESOLUTION FOR SAFE AMENITY USE POLICY**  
**REGARDING POLITICAL EVENTS AND POLITICAL CLUBS**

At a meeting of the Board of Directors of the King City Civic Association (“Association” or “KCCA”) held on October 14, 2025, at the time of 6:30pm at the community clubhouse, the Board states as follows:

WHEREAS, a meeting of the Board of Directors (“Board”) was convened at the time and date as set out above;

WHEREAS, the Association Secretary, by signing below, attests that Board members received notice of the meeting (or by their attendance waived notice), and that a quorum of Board members was present;

WHEREAS, the Association is organized and empowered to exercise all of the powers and privileges conferred to it by the Restated Declaration of Covenants, Conditions and Restrictions (the “Declaration”) and the Association’s Restated Bylaws (“Bylaws”), as both have been subsequently amended, and the Oregon Planned Community Act (ORS 94.550 *et seq.*) (“Act”) to administer, manage, and operate the Association as Senior Adult Community for the benefit of its members; and

WHEREAS, Amended and Restated Articles of Incorporation (“Articles of Incorporation”) Article VII, Declaration Article VI, Section 1, Bylaws Article III, and ORS 94.630 provide that the Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association; and

WHEREAS, Declaration Article VI, Section (3)(A) requires the Board to manage and maintain all of the improvements located on Association Property; and

WHEREAS, Declaration Article VI, Section 2(E) and ORS 94.630(1)(a) give the Board the authority to adopt, modify and revoke on behalf of the Association policies, rules, and regulations relating to the use of the property and for the conduct of Members and their guests as appropriate and reasonable; and

WHEREAS, Declaration Article VI, Section 2(E) specifically grants the Board the explicit right to interpret and clarify the Association’s governing documents, including the Articles, Declaration and Bylaws; and

WHEREAS, pursuant to the Articles, a central purpose of the Association is to operate, maintain and manage the recreation center and other Association property consistent with the laws of the State of Oregon governing corporations organized pursuant to the Oregon Nonprofit Corporations Act; and

WHEREAS, on February 14, 2012, the Board adopted a revised and restated Policy for Use of Association Facilities (“Facility Use Policy”); and



WHEREAS, on February 14, 2012, the Board adopted a King City Civic Association Clubs Policy (“Clubs Policy”) that allows members to establish social, recreational, and service clubs that may use KCCA facilities and may include people who are not Resident-Members of the Association; and

WHEREAS, until recently, the Facility Use Policy and the Clubs Policy allowed use of the clubhouse for multiple and varied purposes, including hosting political candidates and meetings for political purposes, among others, without resulting in significant community disruption requiring closure of the Association property because of staff harassment, organized political protests, threats of violence, personal confrontations, or personal safety risks; and

WHEREAS, however, the political climate has changed considerably in 2025, resulting in highly polarized, high-conflict, political tensions in and around KCCA, potentially in part because of its geographic location and proximity to Portland, Oregon, a Sanctuary City, and more rural areas of Oregon, providing a focal point for clashing political ideologies within an area with a well-developed protest culture; and

WHEREAS, on March 22, 2025, the clubhouse was reserved by a member holding a Private Event for the group “Association for Mature American Citizens” which was publicized to include speakers from the United Sovereign Americans (USA), Education Freedom, Heritage Action America, an organization aligned with the Heritage Foundation, and Turning Point USA Oregon (“Private Event”); and

WHEREAS, on March 20, 2025, the KCCA office received approximately fifteen phone calls from the public responding to the planned Private Event and making threats directed at KCCA staff, the clubhouse, and other facilities; and

WHEREAS, on March 20, 2025, through the voicemails and telephone calls made to KCCA, many threats were made against staff, including that the caller would confront employees in person, follow them to their cars and “give them a piece of their mind;” and

WHEREAS, on March 20, 2025, the KCCA office also received telephone calls and voicemails informing the Association that protesters would line up and block the community entrances, enter the building to protest near the banquet room where the event was scheduled, and disrupt operations in shared spaces such as the Library or Pro Shop, especially if access to the main venue was restricted; and

WHEREAS, as a result of the threatening telephone calls to the KCCA and the considerable upset to staff and members caused by the same, the Board President acted to reasonably protect the safety of staff, KCCA members, and the Association property by closing the KCCA office and locking the clubhouse doors on Friday, March 21, 2025; and

WHEREAS, the Private Event was cancelled due to significant safety concerns for staff, the community, and the Association property; and



WHEREAS, on Friday, March 21, through Saturday, March 22, 2025, all KCCA buildings were manually locked down; and

WHEREAS, On Saturday, March 22, 2025, King City Police closed the KCCA parking lot and were on site to deny access to the community property; and

WHEREAS, nevertheless, on March 22, 2025, approximately 50 or more people set up chairs, tables and signs at a neighboring parking lot to protest the Private Event and the political positions supported by the intended speakers; and

WHEREAS, the Association has many employees, and as such, owes certain legal duties to its employees as an employer; and

WHEREAS, the Association is a housing provider under the state and federal fair housing laws, and as such has certain legal duties the KCCA resident members, including taking reasonable actions to prevent unlawful discriminatory conduct in the provision of housing and the creation of a hostile living environment; and

WHEREAS, the Association's Declaration at Article II, Section 2 provides, in part:

Verbal and non-verbal abuse, harassment, intimidation, threatening, bullying, oppression of, or offensive language or activities directed at, any Association employee or contractor, including without limitation golf course and office staff, by any Member of any Member's family member, guest, invitee or agent, will not be tolerated and will be deemed a nuisance subject to action by the Association against the Member. Without limiting the Board's general powers, the Board may adopt rules and regulations regarding noise and noxious and offensive activities.

WHEREAS, in recognition of the legal duties owed to employees and KCCA members, among other concerns, on May 13, 2025, the Board unanimously approved the Resolution of the Board of Directors Establishing a Code of Conduct, establishing an anti-harassment standard that includes a prohibition from discriminating against persons based on race, religious creed, color, national origin, ancestry, physical disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, sexual orientation or military or veteran status; and

WHEREAS, it is foreseeable that hosting political speakers and candidates in this present, highly volatile political and social climate will likely result in the type of disruptive and threatening activities and conduct KCCA experienced in March 2025, after the Private Event was announced and publicized, and may escalate to a degree that KCCA could reasonably face significant danger and liability risks because of verbal and/or physical conflicts arising from such uses of the KCCA clubhouse facility among those holding opposing, firmly held political and ideological beliefs; and



WHEREAS, the Association also has certain obligations to maintain in effect at all times the insurance required by Article IX; and

WHEREAS, the Association's ability to obtain the required insurance coverages at competitive market rates is already being negatively affected by the shrinking availability of insurers in a rapidly constricting insurance market; and

WHEREAS, the Association's claims history impacts the availability and terms of insurance offered to KCCA, and generally it is among the Board's duties to seek to reasonably limit KCCA's risk of claims to protect its ability to secure the required insurance coverages at competitive market rates and terms in the best interest of its members; and

WHEREAS, the Board has struggled to balance all of their competing duties to the membership, including their desire to manage access to the KCCA clubhouse to facilitate and foster among the members a spirit of community pride and responsibility, and to provide a forum for the discussion of community concerns and a means for concerted action in order to solve community problems, against their obligation to enforce the anti-harassment standard required by the Declaration, Code of Conduct, employment laws, and state and federal fair housing laws—all while seeking to manage the Association's assets and resource for the benefit of the collective membership; and

WHEREAS, in seeking to determine the best course of action for the Association with respect to making its facilities available for use by groups meeting for political purposes, the Board asked to hear from the membership their opinion about how to manage the use of the clubhouse, including its availability for use by members hosting non-member, political speakers like the Private Event, and scheduled a Town Hall Meeting on July 7, 2025 (July 7<sup>th</sup> Town Hall"); and

WHEREAS, many members attended the July 7<sup>th</sup> Town Hall where political events and political clubs were discussed. A variety of opinions were shared, including those who support no change to the Facility Use Policy, and those that support disallowing political clubs and limiting facility access and prohibiting member-hosted events like the Private Event, and events hosting political candidates and speakers; and

WHEREAS, more than one member expressed the tremendous fear that they experienced during the Private Event threats, community disruptions, and the protest from the wider community to the point that she was afraid to leave her home and enjoy the amenities and enrichment KCCA typically offers its residents; and

WHEREAS, other concerns expressed at the Town Hall about allowing the use of the KCCA clubhouse for political events included and political clubs: 1) exacerbating the division among residents; 2) heated political discussions, conflicts or confrontations may lead to disruptions that affect the clubhouse, pro shop, golf course, and other common space/amenities; 3) some members may feel unwelcome, excluded, or targeted; 4) KCCA may face liability claims if conflicts arise; 5) potential conflicts could rise to the level of violating the Declaration, i.e., nuisance protections ("verbal and non-verbal abuse, harassment, intimidation, threatening, bullying, oppression of, or offensive language or activities"); 6) legal claims



could negatively affect the terms and availability of insurance at competitive rates, and could result in nonrenewal and further subjection to a high-risk insurance category; and 7) impact on property values and attractiveness to prospective buyers; and

WHEREAS, on July 8, 2025, at a regularly scheduled Board meeting, the Board took up the matter of the political use of the clubhouse and clubs in KCCA; and

WHEREAS, after a robust discussion and consideration of the members' input at the Town Hall, the Board decided it was in the best interest of the membership at this unique and particularly volatile time in the present political and social climate, to limit the use of the KCCA clubhouse and clubs to those non-political in nature in order to protect the collective membership's rights for peaceful enjoyment of their property and the amenities of KCCA, and to protect the assets and be wise stewards of the resources of KCCA for the benefit of the collective membership; and

NOW, THEREFORE, IT IS RESOLVED that to provide a reasonable policy for the safe use of KCCA clubhouse, and the other many KCCA amenities, the Board hereby adopts the following policy that shall supplement the Association's Facility Use Policy and Clubs Policy, as presently in effect and as the Board may amend in the future within their reasonable discretion and to the extent not otherwise explicitly rescinded or overwritten in a written policy or resolution of the Board.

#### **Resolution for Safe Amenities Use – Political Events and Political Clubs**

##### **a) Political Events**

- Political events are not eligible for rental or use of KCCA amenities.
- "Political events" include hosting candidates or elected partisan representatives, as well as gatherings promoted to individuals outside the KCCA membership for the purpose of political education or advocacy.
- Although political events are ineligible for rental or use of KCCA amenities, when KCCA becomes aware of constituent events hosted by elected representatives in the area, efforts will be made to share that information with KCCA members.

##### **b) Political Clubs**

- The Board recognizes the role of political clubs within the KCCA community but remains mindful of safety considerations.
- Political clubs may continue to use KCCA amenities for meetings, subject to the following conditions:
  1. Clubs must comply with usage requirements outlined in Resolution 2012-205.
  2. Clubs may share non-partisan information in the KCCA newsletter but may not publicly promote meetings outside of KCCA, including on social media or through mail.

3. Clubs may not invite outside speakers, nor may they host anyone who has not been registered as a club member in advance of the meeting. The exception would be a new prospective member visiting for the first time.

**BE IT FURTHER RESOLVED** that the Board directs management to deliver a copy of this executed resolution to all members in accordance with Declaration Article XII. This Resolution will be effective from the date of delivery of the notice, and such notice shall be delivered no later than October 31, 2025.

Dated this 14 th day of October 2025.

**KING CITY CIVIC ASSOCIATION, INC.**

By: *Cherie Gilmore-Forczak*  
Cherie Gilmore-Forczak (Oct 22, 2025 11:53:05 PDT)  
Association President

ATTEST: the above Resolution was properly adopted.

By: *Iono Waiwaiolo*  
Iono Waiwaiolo (Oct 21, 2025 08:21:24 PDT)  
Association Secretary













# Resolution for Safe Amenities Use Political Events and Political Clubs-Final Draft 10.09.25

Final Audit Report

2025-10-22

Created:	2025-10-20
By:	KCCA Admin (office@mykcca.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAkQE6R1C_qJ2N41xq2im_-4A198nMYnEg

## "Resolution for Safe Amenities Use Political Events and Political Clubs-Final Draft 10.09.25" History

-  Document created by KCCA Admin (office@mykcca.com)  
2025-10-20 - 7:30:33 PM GMT- IP address: 73.96.129.63
-  Document emailed to cherie (cheriegf@mykcca.com) for signature  
2025-10-20 - 7:30:37 PM GMT
-  Document emailed to lono (lwaiwaiole@mykcca.com) for signature  
2025-10-20 - 7:30:37 PM GMT
-  Email viewed by lono (lwaiwaiole@mykcca.com)  
2025-10-21 - 3:19:27 PM GMT- IP address: 73.164.129.28
-  Signer lono (lwaiwaiole@mykcca.com) entered name at signing as lono Waiwaiole  
2025-10-21 - 3:21:22 PM GMT- IP address: 73.164.129.28
-  Document e-signed by lono Waiwaiole (lwaiwaiole@mykcca.com)  
Signature Date: 2025-10-21 - 3:21:24 PM GMT - Time Source: server- IP address: 73.164.129.28
-  Email viewed by cherie (cheriegf@mykcca.com)  
2025-10-22 - 6:52:23 PM GMT- IP address: 104.47.55.254
-  Signer cherie (cheriegf@mykcca.com) entered name at signing as Cherie Gilmore-Forczak  
2025-10-22 - 6:53:03 PM GMT- IP address: 73.96.251.170
-  Document e-signed by Cherie Gilmore-Forczak (cheriegf@mykcca.com)  
Signature Date: 2025-10-22 - 6:53:05 PM GMT - Time Source: server- IP address: 73.96.251.170
-  Agreement completed.  
2025-10-22 - 6:53:05 PM GMT



**Adobe Acrobat Sign**





**King City Civic Association Resolution:**

**Association Facilities 2012-205**

**Purpose: KING CITY CIVIC ASSOCIATION CLUBS**

**Authority: CC&Rs Article VI, Section 2.E.**

---

Association Members may establish social, recreational and service clubs which use Association facilities. Such clubs are independent entities responsible for their own membership, officers, and activities, and may include people who are not Resident-Members of the Association.

Association Club membership is required for the use of some specialized facilities for safety and security reasons and to assure the proper use of equipment. The King City Men's Golf Club and King City Women's Golf Club are exempt from resolution 2012-205.

**ASSOCIATION CLUB USAGE REQUIREMENTS:**

Clubs wishing to reserve Association facilities for their use on a regular basis must comply with the following:

1. Register annually with the Association by completing the "Annual Club Registration Form". Reregistration is due by December 15. If the form is not received, calendar dates will not be reserved for the following year.
2. Reserve the dates and times of facility usage at the Association Office.
3. Appoint an Association Member for liaison with the Association.
4. Association Members have priority to attend if club participation in an event will exceed Tualatin Valley Fire & Rescue's (TVF&R) posted "Room Capacity" notice.
5. If clubs wish to use facilities outside of their registered meeting dates, they must follow the room rental process including rental fees. This ensures fair access within the KCCA calendar for all clubs.
6. Receive and adhere to the "Event Alcohol Policy" of the Association, whenever applicable.

**WHETHER A REGULAR OR SPECIAL EVENT, NO CLUB MAY  
EXCEED THE**

**TVF&R "CAPACITY NOTICE" POSTED IN THE FACILITY'S ROOM.**

IT IS RESOLVED on the 14th day of October 2025 by a majority vote of the Board of Directors and effective immediately.  
King City Civic Association

By:

Cherie Gilmore-Forczak

Cherie Gilmore-Forczak (Oct 17, 2025 09:29:40 PDT)

By Cherie Gilmore-Forczak, President

Lono Waiwaiolo

Lono Waiwaiolo (Oct 17, 2025 11:44:05 PDT)

Lono Waiwaiolo, Secretary

---

Adopted 01/01/04    Reviewed 07/17/07    Reviewed 05/18/04    Reviewed 7/17/07  
Revised and Restated 02/14/12    Revised and Restated 10/14/2025











# Association Facilities 2012-205- KCCA Clubs- Revised and Restated 10.14.25

Final Audit Report

2025-10-17

Created:	2025-10-16
By:	KCCA Admin (office@mykcca.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHcpsJxSuAAHUn3jJg-WO6vr1-QooJX0z

## "Association Facilities 2012-205- KCCA Clubs- Revised and Restated 10.14.25" History

-  Document created by KCCA Admin (office@mykcca.com)  
2025-10-16 - 9:18:17 PM GMT- IP address: 71.193.238.196
-  Document emailed to cherie (cheriegf@mykcca.com) for signature  
2025-10-16 - 9:18:21 PM GMT
-  Email viewed by cherie (cheriegf@mykcca.com)  
2025-10-17 - 4:38:38 PM GMT- IP address: 104.47.59.254
-  Signer cherie (cheriegf@mykcca.com) entered name at signing as Cherie Gilmore-Forczak  
2025-10-17 - 4:39:38 PM GMT- IP address: 73.96.251.170
-  Document e-signed by Cherie Gilmore-Forczak (cheriegf@mykcca.com)  
Signature Date: 2025-10-17 - 4:39:40 PM GMT - Time Source: server- IP address: 73.96.251.170
-  Document emailed to lono (lwaiwaiole@mykcca.com) for signature  
2025-10-17 - 4:39:41 PM GMT
-  Email viewed by lono (lwaiwaiole@mykcca.com)  
2025-10-17 - 7:42:34 PM GMT- IP address: 73.164.129.28
-  Signer lono (lwaiwaiole@mykcca.com) entered name at signing as Lono Waiwaiole  
2025-10-17 - 7:44:44 PM GMT- IP address: 73.164.129.28
-  Document e-signed by Lono Waiwaiole (lwaiwaiole@mykcca.com)  
Signature Date: 2025-10-17 - 7:44:46 PM GMT - Time Source: server- IP address: 73.164.129.28
-  Agreement completed.  
2025-10-17 - 7:44:46 PM GMT



King City Civic Association Resolution: Association Facilities 2012-203 – 2025 update 2

Purpose: GOLF COURSE POLICIES, PROCEDURES AND REGULATIONS

Authority: Bylaws Article III; CC&Rs Article VI Section 1, 2.E. and 3.A.

---

The King City Golf Course is a public, nine-hole course which is owned and operated by the Association. The policies, operational procedures and regulations concerning the course shall be determined by the Board of Directors.

The golf course and Pro Shop shall be:

- Open every day during daylight hours, subject to weather conditions
  - Open until 12:00 p.m. Christmas Eve and New Years Eve
  - Closed Thanksgiving, Christmas, and New Years Day
1. All golfers shall register and pay appropriate fees at the Pro Shop prior to beginning play.
  2. Play shall not begin before the Pro Shop opens or after it closes, and shall begin at the first hole.
  3. Every golfer shall have a set of clubs.
  4. Children under 10 years of age must play with an adult. Individuals must be 6 years old or older in order to be on the golf course.
  5. A non-golfer may accompany a golfer during their round after signing the non-golfer waiver and if adhering to the course rules and rules stated within the waiver.
  6. Golf cart paths are reserved for golfers. Non-golfers may only use the cart paths if they have signed a non-golfer waiver in the Pro Shop and are accompanying a golfer, or if express written approval has been provided in advance by the Pro Shop Operations Director/Pro Shop Manager. Exceptions for organized walking groups, community events, or other one-time uses may be permitted with prior approval and coordination through the Pro Shop.
  7. Alcoholic beverages must be purchased from the Pro Shop with appropriate and valid identification. No outside alcoholic beverages shall be brought onto the golf course.
  8. Tee-time reservations available up to seven days in advance. Residents of KCCA, Annual and Seasonal Pass Holders, Marshals, and Employees have a booking window of 2-weeks as of 7/2025.
  9. Golfers are responsible and liable for any damage or injury caused by their ball or equipment.
  10. Respect private property along the golf course. Golfers are only allowed to enter a yard for a ball with homeowner approval.
  11. Hand and power carts are not allowed on tee boxes, greens, and approaches.
  12. Replace all divots and repair ball marks on greens.
  13. Out-of-bounds is governed by white stakes and street curbs. Golfers get a free drop from flower beds.

Adopted 01/01/04 Reviewed 02/17/04 Reviewed 05/18/04 Reviewed 7/17/07

Revised and Restated 02/14/12 Revised and Restated 9/9/2025 Revised and Restated 10/14/2025



14. All golfers must wear a shirt with sleeves, or for ladies, a sleeveless collared shirt. We ask that you not wear sweatpants, athletic shorts or cut-offs, or any T-shirt containing distasteful images or vocabulary.
15. 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.
16. 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.
17. Inclement Weather Policy
  - This facility does not possess an inclement weather warning or detection system. Golfers are advised to play at their own risk and we are under no obligation to warn, retrieve, and/or remove anyone from the golf course due to inclement weather, including lighting.
  - Golfers may suspend their round at any time upon their own determination of the dangers of existing, impending or threatening inclement weather and golfers may be eligible for a rain check. Neither King City Golf Course nor King City Civic Association are responsible for injuries or damage resulting from inclement weather.

#### Golf Fees and Rebate Policies

1. The Board of Directors shall set all fees related to the golf course as proposed by the Pro Shop Operations Director/Pro Shop Manager for consideration. Final approval will come from the Board of Directors.
2. Association resident golfers over 90 years of age may play golf without paying greens fees.
3. Annual golf fees are not transferable for golfers who paid but cease to play for whatever cause prior to the end of the year for which the fee was paid, unless approved by the Board. Annual and Seasonal golf passes will be refunded in the event of the death of the passholder. The refund amount will be calculated from the first day of the month following the passholder's death until the end of the pass term. A copy of the passholder's death certificate must accompany the refund request.

#### Golf Clubs and Activities

The Pro Shop Operations Director/Pro Shop Manager in conjunction with the Greens Committee, the King City Men's Golf Club and the King City Ladies Golf Club, shall establish the annual club events master calendar by December 15 each calendar year.

#### Golf Carts

1. Privately owned motorized carts shall be permitted on the golf course upon payment of annual golf cart registration fees. A display sticker shall be issued to annual fee purchasers. A fee will be assessed for each nine holes of occasional private cart use. Those driving a private motorized cart to the course using public roads should adhere to all local and state laws relative to golf cart usage on public roads.

Adopted 01/01/04    Reviewed 02/17/04    Reviewed 05/18/04    Reviewed 7/17/07

Revised and Restated 02/14/12    Revised and Restated 9/9/2025    Revised and Restated 10/14/2025



2. A golf cart operator of a rented power cart must be 18 years of age and must not be restricted by law from obtaining or having a valid driver's license. An operator of a privately owned driving power cart must be at least 16 years of age per relative OAR and be used under direct adult supervision. Employees of KCCA on the clock may operate a driving power cart as long as they are 16 or older with a valid driver's license.
3. Driving power carts are restricted to two riders per cart unless the golf cart was specifically designed to accommodate additional riders.
4. A maximum of 2 carts may be rented to any one tee time due to limited cart availability.
5. Power carts should use 90-degree rule at all times unless otherwise posted.

#### Club Storage

1. Golfers may store their clubs at the Pro Shop upon payment of an annual storage fee.
2. The Association is not liable for loss or damage to items in storage.

#### 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
  - a. 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

The outlined Rule Violation Policy is merely a guideline and the penalty can exceed steps listed based on frequency or severity of violations.

IT IS RESOLVED on the 14th day of October 2025 by a majority vote of the Board of Directors and effective immediately.

King City Civic Association By

Cherie Gilmore-Forczak  
Cherie Gilmore-Forczak (Oct 21, 2025 08:05:44 PDT)

By Cherie Gilmore-Forczak, President

Lono Waiwaiole  
Lono Waiwaiole (Oct 21, 2025 08:19:17 PDT)

Lono Waiwaiole, Secretary

Adopted 01/01/04   Reviewed 02/17/04   Reviewed 05/18/04   Reviewed 7/17/07

Revised and Restated 02/14/12   Revised and Restated 9/9/2025   Revised and Restated 10/14/2025











# Resolutions-2012-203-2025 Update 2 (Clean for Signature)

Final Audit Report

2025-10-21

Created:	2025-10-20
By:	KCCA Admin (office@mykcca.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAApKo6K9AUHTAiCJSWY8DEgwzi-MBWpz-N

## "Resolutions-2012-203-2025 Update 2 (Clean for Signature)" History

-  Document created by KCCA Admin (office@mykcca.com)  
2025-10-20 - 7:34:27 PM GMT- IP address: 73.96.129.63
-  Document emailed to cherie (cheriegf@mykcca.com) for signature  
2025-10-20 - 7:34:30 PM GMT
-  Document emailed to Iono (lwaiwaiole@mykcca.com) for signature  
2025-10-20 - 7:34:31 PM GMT
-  Email viewed by cherie (cheriegf@mykcca.com)  
2025-10-21 - 3:04:56 PM GMT- IP address: 104.47.59.254
-  Signer cherie (cheriegf@mykcca.com) entered name at signing as Cherie Gilmore-Forczak  
2025-10-21 - 3:05:42 PM GMT- IP address: 73.96.251.170
-  Document e-signed by Cherie Gilmore-Forczak (cheriegf@mykcca.com)  
Signature Date: 2025-10-21 - 3:05:44 PM GMT - Time Source: server- IP address: 73.96.251.170
-  Email viewed by Iono (lwaiwaiole@mykcca.com)  
2025-10-21 - 3:17:53 PM GMT- IP address: 73.164.129.28
-  Signer Iono (lwaiwaiole@mykcca.com) entered name at signing as Iono Waiwaiole  
2025-10-21 - 3:19:15 PM GMT- IP address: 73.164.129.28
-  Document e-signed by Iono Waiwaiole (lwaiwaiole@mykcca.com)  
Signature Date: 2025-10-21 - 3:19:17 PM GMT - Time Source: server- IP address: 73.164.129.28
-  Agreement completed.  
2025-10-21 - 3:19:17 PM GMT



Adobe Acrobat Sign