



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

BOARD OF DIRECTORS WORK SESSION

Tuesday, November 11, 2025

Minutes

Call to Order/Pledge of Allegiance:

President Cherie Gilmore-Forczak called the work session to order at 5:30 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, Director Cindi McCollough, Director Teri Sunell, Director Cheryl Wong (by phone) and Administrator Yvette Curiel.

Teri moved to amend the agenda by adding item "e" under New Business regarding an amendment to the May 13th Meeting Minutes, seconded by Cindi and passed by a vote of 7-0.

New Business:

23-24 Insurance Audit

Yvette explained why the KCCA's insurance provider is charging us more money than budgeted. The problem seems to be that what we are charged for liability insurance is calculated on the amount of income we generate, and if that income exceeds what we projected then what we are charged increases. This has been the case for the past two years and will apparently be the case again for this year, and the resultant additional charges have not been paid due to an oversight in the process. Paying these additional charges will require approval by the Board.

LARC Manual Updates



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Cheryl introduced a revised LARC Reference Manual. After discussion, consensus was reached to review the proposed manual's conformance with existing bylaws and regulations before adoption.

2026 Election

Yvette explained that our contract with Yes Elections to handle the KCCA elections expires soon, so we need to begin consideration of how we want to proceed regarding the 2026 Board of Directors election. The options discussed were to conduct the election in-house, to find a vendor closer to us than Yes Elections (located in New York) or to sign up with Yes Elections again (both Lono and Cindi reported that they were great to work with last year). Consensus was reached to start by surveying what local options are available.

KCCA Clubhouse Pool Study

Yvette reported on the walkthrough with Bradford Engineers and Cascade Pools on October 16th. The purpose was to determine what our options are regarding the outdoor pool, which has significant maintenance issues related to the fact that it was built in 1964 and some of the parts that need replacement are no longer made. Yvette suggested that we need to continue to accumulate as much information as possible on the way to holding a town hall meeting of the members to discuss how the community wants to proceed.

OLD BUSINESS

Not applicable

PRESIDENT

Not applicable

Adjournment:

Teri moved to adjourn the work session, seconded by Cindi and passed by a vote of 7-0. Cherie adjourned the work session at 6:20 p.m.