

**King City Highlands Homeowners Association
Board of Directors Regular Meeting
August 25, 2021**

Minutes of the King City Highlands Homeowners Association Board of Directors Meeting held on August 25, 2021 in the KCH-HOA Clubhouse at King City Highlands located at 12930 SW Peachvale St. King City, Oregon. KCH-HOA is an Oregon Panned Community restricted to residents fifty-five (55) years of age or older.

Present at Board Meeting: **Mike Dahlstrom, President**
 Judith Baese, Secretary
 Cheri Stanley, Treasurer
 George Buckmaster, Director
 Jerry Crane, Director
 Bonny Chown, ALC Chairperson

1. **Call to Order:** The Board Meeting was called to order at 7:45 p.m.

- II. **Establish Quorum:** A quorum was established.

- III. **Approval/Amendment of Agenda:** No amendments were presented.
 Agreed: Crane moved and Stanley seconded to approve the agenda. Passed without objection.

- IV. **Board Member Updates:** Dahlstrom stated he attended a virtual presentation pertaining to *Changes to Governing Documents*.

- V. **Approval of July 28, 2021 Board Minutes:** **Agreed:** Baese moved and Crane seconded to accept July 28, 2021 Board Minutes. Passed without objection.

- VI. **Treasurer's Report:** Stanley reported that there is currently **\$202,795.43 in the Operating Fund, \$370,374.18 in the Reserve Fund for a total of \$573,169.61.** **Agreed:** Crane moved and Dahlstrom seconded to accept the treasurer's report. Passed without objection.

- VII. **Unfinished Business:**

A. ALC Hydrowise Irrigation Controller: ALC presented more information about this new technology. Data would come from the National Weather Service located at the Aurora airport. By being connected to the Wi-Fi at the Clubhouse, this device would monitor wind, temperature, sunlight, precipitation, based on the National Weather Service Data thus making watering more efficient and water would be saved because of constant monitoring. **Agreed:** Crane moved to review this again in 2022 since our watering season is almost over. Buckmaster seconded. Dahlstrom suggested amending this motion to include the Hydrowise as a line item in the ALC 2022 budget. Passed with three ayes and two nays.

B. ALC Beef Bend Road Arborvitae/Stonewall Retainers Estimates: Three proposals were presented to the Board regarding stonewall retainers and Arborvitae replacement on Beef Bend Road. Rain or Shine presented the lowest bid of \$6,100.00 as well as pictures and recommendations from clients. Bonny Chown, ALC Chairperson suggested that we accept the bid from Rain or Shine. **Agreed:** Crane moved to accept the proposal from Rain or Shine. Stanley seconded. Passed three ayes, two nays.

C. Reserve Study Outcomes and Next Steps: The Finance Committee presented a comprehensive overview of the 2021 Reserve Study. Discussion ensued. Crane suggested that the Board needs to prioritize and use more discretion in the use of Reserve Funds. There will be a shortfall and therefore the Board needs to look forward at least fifteen years and look for ways to meet this challenge. Things to consider are increments in the annual dues as well as an increase in the 1% transfer fee from the sale of homes. A rough draft of the 2022 budget will be put before the Board in September 2021.

VIII. New Business:

A. Certificate of Compliance Regarding Discriminatory Language: Board discussed House Bill 2534, Section 4 which relates to the removal of discriminatory restriction in HOA governing documents. At Dahlstrom's request, Stanley volunteered to review our CCR's to make sure there are not any discrepancies.

B. ALC Proposals:

1. Halsteads presented a proposal of \$675.00 for removal of a street tree at 16117 SW Refectory Pl. The tree has numerous dead limbs and is sloughing off significant amount of bark. Will be paid from L/I #20-7705. **Agreed:** Dahlstrom moved and Crane seconded to accept this proposal. Passed three ayes, two nays.

2. Landscape East & West presented a proposal of \$790.00 for two applications to treat crabgrass in the turf. The first application will be to kill existing crabgrass and a

second pre-emergent treatment to prevent it from returning will be applied a few weeks later. Will be paid from G/L 20-7750. **Agreed:** Dahlstrom moved and Baese seconded to accept this proposal. Passed without objection.

3. Pro-Maintenance presented a proposal of \$300.00 for the removal and painting over of graffiti on bridge railing and arm rest of bench at end of Dickson. Will be paid from G/L #20-6330 (Unplanned Spending) **Agreed:** Dahlstrom moved and Baese seconded to accept this proposal. Passed without objection.

4. A&L Manual Revision: The current 2020 manual has been revised to include a section on Solar Panels as well as making language clearer in some sections.

Agreed: Baese moved and Buckmaster seconded to accept this new revision of the A&L Manual. Passed without objection.

Executive Session: Board meeting moved into Executive Session at 9:30 p.m.

Board meeting resumed at 10:05 p.m. Board action was recommended.

IX. Next Meeting: The next Board Meeting will be Wednesday, September 25, 2021. Townhall will begin at 6:30 p.m. with the Board Meeting immediately following.

X. Adjournment: Meeting was adjourned at 10:00 p.m.

Judith Baese

Judith Baese, Secretary

9-22-2021

Approved