

**King City Highlands Homeowners Association
Board of Directors Regular Meeting
September 22, 2021**

Minutes of the King City Highlands Homeowners Association Board of Directors Meeting held on September 22, 2021 in the KCH-HOA Clubhouse at King City Highlands located at 12930 SW Peachvale St. King City, Oregon. KCH-HOA is an Oregon Planned 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
 Gordon Keeney, Holiday Lighting Committee
 Bonny Chown, ALC Chairperson

- I. **Call to Order:** The Board Meeting was called to order at 7:20 p.m.

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

- III. **Approval or Amendment of Agenda:** Five amendments were presented for approval.
 1. 2022 Budget Draft. **2.** HB2534 Review Complete-File Certificate. **3.** LEW Emergency Fir Grove Irrigation Valve. **4.** Halsteads, Dogwood tree on Dickson St. **5.** Executive Session.
 Agreed: Crane moved and Buckmaster seconded to accept these five amendments.
 Passed without objection.

- IV. **Board Member Updates:** There were no updates.

- V. **Approval of August 25, 2021 Board Minutes:** **Agreed:** Dahlstrom moved and Crane seconded to accept the August 25, 2021 Board Minutes. Passed without objection.

- VI. **Treasurer's Report:** Stanley reported there is **\$179,529.72 in the Operating Fund, \$357,991.97 in the Reserve Fund for a total of \$537,521.69.** **Agreed:** Dahlstrom moved and Crane seconded to accept the treasurer's report. Passed without objection.

- VII. **Unfinished Business:**

A. 2022 Budget draft: Draft was presented at Townhall. If no additions or corrections this draft will be presented at the October Board Meeting. Discussion ensued about water consumption. 2021 was extremely hot and watering was heavier. Water prices have gone up thus affecting the budget. Landscape E&W monitors the valves. Weather is monitored and valves turned on/off as necessary .

B. HB 2534 Review: The review of HB2534 is now complete and KCH-HOA is in compliance.

VIII. New Business:

A. Holiday Lighting Proposals:

Gordon Keeney, speaking for the Holiday Lighting Committee presented a proposal for \$205.00 for the 2021 front lighting project. **1.** \$100.00 will pay Bobby Gang to put up/take down the wreaths on the clock tower. **2.** Two \$20.00 gift cards will be purchased to compensate use of homeowner's electricity for the Peachvale "north" and Dickson "north" corners. **3.** \$65.00 for replacement of lights or displays if needed.

Agreed: Crane moved and Baese seconded to accept this proposal. Passed without objection.

B. ALC: Bonny Chown, ALC Chairperson presented the following proposals.

1. Emergency Fir Grove Irrigation Valve: Chairperson Chown has the authority to approve this emergency expenditure of \$495.00. Emergency expenditures up to \$500.00 do not need Board approval.

2. LEW presented a proposal for \$250.00 to investigate the lack of drainage along the east side of Clubhouse-Dickson pathway. House at 16377 SW 129th Terr. is getting flooded from irrigation water; water is not flowing into the drainage pipes. Investigation will guide immediate needs for repair/cleanout along this drainage area as well as help with longer-term planning for maintenance beginning in 2022. This will be paid from GL #20-6435. **Agreed:** Baese moved and Stanley seconded to accept this proposal. Passed 4 ayes, 1 nay.

3. Halstead's presented proposal of \$225.00 for first treatment of sick Linden tree on east side of 129th Terr, SE of Clubhouse. Aphids were found on the foliage and the tree has become nitrogen deficient because of poor soil. Treatment would include injection of a root stimulant/soil conditioner and a soil injected insecticide starting now and once again in the early spring of 2022. Would be paid from GL #20-7676. **Agreed:** Crane moved and Dahlstrom seconded to accept this proposal. Passed 2 ayes, 3 nays.

4. **Halstead's** presented a proposal for \$425.00 to treat a Sugar Maple tree #73 located at 16443 SW 129th Terr. that is showing signs of heat stress. Treatment would include pruning/removing dead limbs through-out the canopy and applying a soil injected mycorrhizal root stimulant/soil conditioner to off-set heat stress. Would be paid from GL #20-7676. **Agreed:** Crane moved and Dahlstrom seconded to accept this proposal. Passed without objection.

5. **Halstead's** presented a proposal of \$410.00 to procure and install one Venus Dogwood tree at 12610 SW Dickson St. This replaces street tree that was removed on 11/30/2020 because roots were intruding into sewer line. Will be paid from GL #20-7705. **Agreed:** Crane moved and Baese seconded to accept this proposal. Passed without objection.

Board meeting adjourned at 8:17 p.m. for Executive Session.

Board meeting resumed at 8:25 p.m. Board action was taken.

IX. **Next Meeting:** Next Board meeting will be on Wednesday, October 27, 2020 beginning at 3:30 p.m. for Townhall with Board meeting to follow.

X. **Adjournment:** Board meeting adjourned at 8:30 p.m.

Judith Baese

Judith Baese, Secretary

October 27, 2021

Approved