

**King City Highlands Homeowners Association  
Board of Directors Regular Meeting  
January 26, 2022**

**Minutes of the King City Highlands Homeowners Association Board of Directors Meeting held on January 26, 2022 in the KCH-HOA Clubhouse at King City Highlands located at 12930 SW Peachvale St. King City, OR. 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**  
   **Bonny Chown, ALC Chairperson**  
   **Mary Kelly, Finance Chairperson**

- I.      Call to Order:** The Board Meeting was called to order at 3:45 p.m.
  
- II.     Establish Quorum:** A quorum was established.
  
- III.   Approval/Amendment of the Agenda:** Two amendments were presented.
  - 1. Pruning of a hedge by Landscape East/West presented by the ALC
  - 2. Non-Board assigned groups and clubs expense funding presented by Finance Committee**Agreed:** Crane moved and Buckmaster seconded to accept these amendments to the agenda. Passed without objection.
  
- IV:    Board Member Updates:** There were no member updates.
  
- V.     Reminder of December 22, 2021 Board Action:** Board action was taken to approve renewal of Insurance for 2022. No minutes were necessary.
  
- VI:    Treasurer’s Report:** Stanley reported **\$282,041.92 in Operating Funds; \$375,337.56 in Reserve Funds** for **total assets of \$657,379.48.**

**VII. Unfinished Business:** Dahlstrom reported that final agreement has been signed with the Landscape Contractors Board. In the Spring, the concrete in the NW corner of the Clubhouse will be stained to blend with the existing concrete. Samples of different stains will be available to the Board for the Board's selection.

**VIII. New Business:**

**A. Clubhouse Maintenance Committee** has asked approval of \$904.06 for the annual inspection of the fire alarm system, testing of each detector, the monitoring system, the exit lights and fire extinguishers. This will be paid from GL #7060. **Agreed:** Dahlstrom moved and Stanley seconded to accept this proposal. Passed without objection.

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

- 1. Joseph Mulder, 12667 SW Overgaard St.** has expressed an interest in filling the recent vacancy on the ALC. The ALC supports this request. **Agreed:** Crane moved and Dahlstrom seconded to accept this proposal. Passed without objection.
- 2. LEW (Landscape East/West)** presented a proposal of \$2,160 for 55 small plants to fill in blank spaces in the SW Corner of property on Dickson St. This will be paid from G/L #20-7750. **Agreed:** Dahlstrom moved and Baese seconded to accept this proposal. Passed: 4 ayes, 1 nay.
- 3. Halstead's Arboriculture Consultants** presented a proposal of \$4,725.00 for 2022 street tree pruning. Sixty eight trees will be pruned to correct structure, remove deadwood/shoot growth, provide clearance from street/sidewalks/buildings and thinning of interior canopies to provide upright growth patterns. This will be paid from G/L #7676. **Agreed:** Buckmaster moved and Baese seconded to accept this proposal. Passed without objection.
- 4. Halsteads** presented a proposal of \$1,460.00 to inject the root zone of 146 street trees with beneficial mycorrhizal fertilizers to increase the trees overall health. These trees are located on all streets south of Peachvale St. along with street trees located on the south side of Peachvale St. This will be paid from G/L #20-7676. **Agreed:** Dahlstrom moved and Crane seconded to accept this proposal. Passed without objection.
- 5. LEW** presented a proposal of \$295.00 to prune the hedge along the pathway near 128<sup>th</sup> Pl., behind 12840 SW Peachvale St. Hedge will be pruned to a height of

approximately 8'. This will be paid from G/L #20/7750. **Agreed:** Dahlstrom moved and Baese seconded to accept this proposal. Passed 4 ayes, 1 nay.

**C. Mary Kelly, Finance Chairperson** presented a request from one of the card groups for a card tray and 12 sets of playing cards for a total amount of \$30.40. Discussion ensued and it was decided to deny reimbursement to groups or clubs that are not Board recognized and budgeted committees.

**IX. Next Meeting:** Next meeting is February 23, 2022 beginning at 3:00 p.m. with Board meeting to follow.

**X. Adjournment:** Board meeting was adjourned at 4:50 p.m.

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Judith Baese, Secretary

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Approved