

**King City Highlands Homeowners Association
Board of Directors Regular Meeting
January 25, 2023**

Minutes of the King City Highlands Homeowners Association (KCH-HOA) Board of Directors Meeting held on January 25, 2023 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
Jerry Crane Director
Ron Sobel, Director
Rob Mustard, ALC Committee member

- I. **Call to Order:** The Board meeting was called to order at 4:05 p.m.
- II. **Establish Quorum:** A quorum was established.
- III. **Approval or Amendment of the Agenda:** There was one amendment under New Business. Ms. Baese moved and Mr. Sobel seconded to accept this amendment. Passed without objection.
- IV. **Board Member Updates:** There were no updates.
- V. **Approval of 2022 Board Minutes:** Mr. Dahlstrom moved and Mr. Crane seconded to approve the December 21, 2022 Board minutes. Passed without objection.
- VI. **Treasurer's Report:** Treasurer's report was not available due to absence of Ms. Stanley.
- VII. **Unfinished Business:**
 - A. **Continue Discussion of Resolution #2013-5: Enforcing of Governing Documents.** Mr. Dahlstrom asked for the Boards indulgence to look further into this issue. How does the King City HOA and Summerfield HOA handle this situation? Are policy issues with community members handled by the individual Boards or are they turned over to their attorneys? Board agreed that more time to look into this issue is needed.
 - B. **Rob Mustard, ALC Committee member presented the following:**

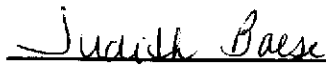
The ALC has asked for estimates from three masonry companies for brick wall repair. Bill Smith from Brici Construction Company presented the most thorough bid. The ALC has asked him to come to the Feb. 1, 2023 ALC meeting to explain to the committee exactly what needs to be done. There are three areas that need immediate attention. The committce also has asked Halstead's Arboriculture Consultants for a bid to remove one of the Pear trees on SW Dickson that could be causing the damage to the brick wall behind it. All final information regarding the brick wall will be presented to the Board at the February Board meeting.

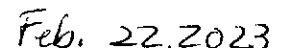
VIII. **New Business:**

- A. **Interior Committee - Clubhouse Rental Use: Alcohol Considerations:** Until Board has further legal and or Insurance advice, the current rental agreement concerning alcohol will remain in place. Board will contact King City HOA and Summerfield HOA to find out what they do concerning this issue. Board will discuss this issue at the February Board meeting.
- B. **Ownership Limitation on Purchase for Rentals:** There is a growing concern regarding cooperations perhaps buying homes in the Highlands for investment purchases. The Board will reach out to other HOA's to see if they have experienced this problem and what they are doing to curb it.
- C. **ALC: The following proposals were presented:**
1. **Halstead's:** presented a bid for \$6,325.00 for pruning of 51 HOA trees. This is a yearly procedure to ensure the continued health of these trees. Price includes labor, materials and clean-up. To be paid from GL #20-7676. Mr. Sobel moved and Ms. Baese seconded to accept proposal. Passed without objection.
 2. **Teufel Landscape Services:** presented a proposal not to exceed \$1,000.00 for repairs to the HOA irrigation system. A summary of all repairs made, and a list of any remaining repairs will be sent to the ALC. To be paid from GL #20-7630. Mr. Crane moved and Mr. Sobel seconded to accept this bid. Passed without objection.
 3. **New ALC Member:** Anne Kuzminski's name was presented as a new member. Mr. Sobel moved and Mr. Crane seconded to accept this new member. Passed without objection.
 4. **Smart Controller:** Discussion ensued about installing another irrigation smart controller like the one installed last year at the clubhouse. Beside the purchasing cost, an additional WI-FI installation would be needed. The Board would like the ALC to present some alternatives before moving forward.

IX. **Adjournment:** The Board meeting adjourned at 5:15 p.m.

X. **Next Meeting:** The next Board meeting is scheduled for February 22, 2023. Town Hall will begin at 3:00 p.m. with Board meeting to follow.


Judith Baese, secretary


Approved