King City Highlands Homeowners Association
Board of Directors Regular Meeting
March 26, 2025

Minutes of the King City Highlands Homeowners Association (KCH-HOA) Board of Directors Meeting held on March 26, 2025 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:	Judy Baese, Secretary Cheri Stanley, Treasurer Connie Holt, Director Linda Ray-Keeney, Director Joe Mulder, ALC Chairperson Crystal Compese, Clubhouse Interiors Co-chairman

Rob Mustard, president of the Board was absent. The Board meeting was conducted by Director Linda Ray-Keeney

I. **Call to Order:** The Board meeting was called to order at 3:38 p.m.

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

III. **Approval or Amendment of the Agenda**: There were no amendments to the agenda. Ms. Holt moved and Ms. Stanley seconded to accept the agenda. Passed without objection.

IV. **Board Member Updates:** No updates were presented.

V. **Board Minutes:** Approval of the January 22, 2025 Board minutes. Ms. Baese moved and Ms. Holt seconded to accept these Board minutes. Passed without objection.

VI. **Board Minutes:** Approval of the February 26, 2025 Board minutes. Ms. Baese moved and Ms. Holt seconded to accept these minutes. Passed without objection.

VI. **Treasurer's Report**: Treasurer Stanley reported: **Operating Funds: $306,314.19, Reserve Funds $ 532,797.52** for a total of **$ 914,111.71.** Ms. Holt moved and Ms. Baese seconded to accept this report. Passed without objection.

VII. **Unfinished Business:** No unfinished business.

VIII. **New Business:** Joe Mulder, ALC Chairperson presented the following proposals.

a. **Grime Busters Pressure Washing LLC**, presented a proposal for $2,190.00 to pressure wash designated areas around the Highlands. To be paid from GL#20-6390. Ms. Baese moved and Ms. Holt seconded to accept this proposal. Passed without objection.

b. **Teufel Landscape** presented a proposal for $1,334.40 to spray for treatment of Craneflys and moss, in designated areas around the Highlands. Breakdown for total is $368.00 for moss/Cranefly treatment and $971.40 for spray and labor. To be paid from GL #20-7750. Ms. Holt moved and Ms. Stanley seconded to accept this proposal. Passed without objection.

c. **Safe Sidewalks, LLC** presented a proposal for $1,719.25 to grind down 16 areas in the Highlands all of which are trip hazards. To be paid from GL #20-6390. Ms. Stanley moved and Ms. Holt seconded to accept this proposal. Passed without objection.

d. **Crystal Comprese, CIC co-chairman,** presented a proposal for $1,119.94 for purchase of 6 stackable office chairs for the poker table in the card room. To be paid from GL #20-6375. Ms. Holt moved and Ms. Baese seconded to accept this proposal. Passed without objection.

IX. **Adjournment**: The Board meeting adjourned at 4:00 p.m.

X. **Next Meeting:** Next Board meeting is scheduled for April 23, 2025. Townhall starts at 6:30 p.m. with Board meeting to follow. This meeting begins the 6 month time change to accommodate those residents who cannot attend afternoon meetings.

X. **Next Meeting:**

____

Judith Baese, secretary Date