

.King City Highlands Homeowners Association

Board of Directors Regular Meeting

April 23, 2025

Minutes of the King City Highlands Homeowners Association (KCH-HOA) Board of Directors Meeting held on April 23, 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:

Rob Mustard, President
Judy Baese, Secretary
Connie Holt, Director
Linda Ray-Keeney, Director
Joe Mulder, ALC Chairperson

- I. Call to Order:** The Board meeting was called to order at 7:16 p.m.
- II. Establish Quorum:** A quorum was established.
- III. Approval or Amendment of the Agenda:** Two amendments to the agenda. Under New Business #a Resolution regarding use of HOA clubhouse. **IX** Executive session cancelled.
- IV. Board Member Updates:** There were no updates
- V. Board Minutes:** Approval of March 26, 2025 Board Minutes. Ms. Ray-Keeney moved and Ms. Holt seconded to accept these minutes. Passed without objection.
- VI. Treasurer's Report:** Treasurer Stanley was absent. Report will be given at May 28, 2025 Board meeting.
- VII. Unfinished Business:** There was no unfinished business.
- VIII. New Business:**
 - a.** This Resolution was mis-numbered in the Agenda. The correct number is 2013-4. Discussion ensued regarding the use of the clubhouse by outside organizations. At the present time two public organizations have requested use of building; King City Police Department and Clean Water Services. The resolution was originally written because the clubhouse **is not a public building**. Washington County Community Participation Organization (CPO) wanted to conduct their monthly meetings at the clubhouse. They did so, but have since moved to a public building. No formal action was taken at this time, but the Board will decide at the May 28, 2025 Board meeting whether to call for a formal rescission of 2013-4, or continue to allow presentations from government and community organizations.

- b. Joe Mulder, ALC Chairman presented the following proposals.
1. **Bricci Construction** presented a proposal for \$7,300.00 for replacement of 7 sidewalk panels at the corner of SW 129th Terr./Peachvale St. To be paid from GL #20-6390. Ms. Ray-Keeney moved and Ms. Holt seconded to accept this proposal. Passed without objection.
 2. **Teufel Landscape** Presented a proposal for \$2,025.00 to flush out the French drain located on the south side of central greenway. To be paid from GL #20-6435. Ms. Baese moved and Ms. Holt seconded to accept this proposal. Passed without objection.
 3. **Halstead's Arboriculture Consultants, Inc.** Presented a proposal for \$800.00 for pruning and treatment for turpentine beetle damage on a Black Pine tree located between the Wimbledon pathway and 16016 SW Wimbledon Ct. To be paid from GL #20-7780. Ms. Ray-Keeney moved and Mr. Mustard seconded to accept this proposal. Passed without objection.
 4. **Halstead's Arboriculture Consultants, Inc.** presented a proposal for \$1,095.00 for removal of Sugar Maple tree located at 12845 SW Overgaard. Stump will also be ground down to ground level. To be paid from GL #20-7705. Ms. Baese moved and Ms. Holt seconded to accept this proposal. Passed without objection.
 5. **Teufel Landscape** presented a bid for \$675.00 for irrigation component repairs and replacement. Go be paid from GL #20-7780. Ms. Ray-Keeney moved and Mr. Mustard seconded to accept this proposal. Passed without objection.

IX. **Adjournment:** The Board meeting was adjourned at 8:15 p.m.

X. **Next Meeting:** Next Board meeting is May 28, 2025. Townhall begins at 6:30 p.m. with Board meeting to follow.

Judith Baese, secretary

Date