

**King City Highlands Homeowners Association
Board of Directors Regular Meeting
May 28, 2025**

Minutes of the King City Highlands Homeowners Association (KCH-HOA) Board of Directors Meeting held on May 28, 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
Cheri Stanley, Treasurer
Connie Holt, Director
Linda Ray-Keeney, Director
Joe Mulder, ALC Chairperson

- I. **Call to Order:** The Board meeting was called to order at 7:25 p.m.
- II. **Establish Quorum:** A quorum was established.
- III. **Approval or Amendment of the Agenda:** Four amendments to the agenda under New Business.
 - a. **Board: Correction of reference to BOD Resolution #2103-4.** Mr. Mustard moved to correct the reference to 2013-4 and Ms. Ray-Keeney seconded to accept this amendment. Passed without objection.
 - b. **Board: Discussion of Policy revision for outside entities to do presentations in Clubhouse primarily for Highlands residents – TABLED.** Mr. Mustard moved and Ms. Holt seconded to accept this amendment. Passed without objection.
 - 8f. **ALC: Add proposal from Teufel Landscape for irrigation extension/new sprinkler heads in corner garden beds at Peachvale entrance.** Mr. Mustard moved and Ms. Ray-Keeney seconded to accept this addition to agenda. Passed without objection.
 9. **Executive Session : Cancelled.** Mr. Mustard moved and Ms. Holt seconded to accept this amendment. Passed without objection.
- IV. **Board Member Updates:** There were no updates.
- V. **Approval of April 23, 2025 Board Meeting Minutes: Board Minutes:** Mr. Mustard moved and Ms. Holt seconded to accept the April 23, 2025 Board minutes. Passed without objection.
- VI. **Treasurer's Report:** Treasurer Stanley presented two reports. March 2025 and April 2025.
 - a. **March 2025: Operating Funds: \$356,588.00 , Reserve Funds \$529,511.00** for a total of **\$886,099.00.** Ms. Baese moved and Mr. Mustard seconded to accept the March 2025 treasurer's report. Passed without objection.
 - b. **April 2025: Operating Funds: \$341,779.24, Reserve Funds: \$542,148.86,** for a total of **\$883,928.10.** Ms. Ray-Keeney moved and Ms. Holt seconded to accept the April 2025 treasurer's report. Passed without objection.

VII. Unfinished Business:
No unfinished business

VIII. New Business:

- a. **Board rescission of BOD Resolution #2013-4:** This resolution is no longer relevant. The Washington County Community Participation Organization (CPO) who rented the clubhouse for their monthly meetings are no longer using our facility. Ms. Holt moved and Ms. Ray-Keeney seconded to rescind this resolution. Passed without objection.
- b. **Board had discussion** for policy revision for outside entities to do presentations in the Clubhouse for Highland residents. No action taken.

Joe Mulder, ALC Chairman presented the following proposals:

- c. **Teufel Landscape** presented a proposal for \$1,724.00 for application of bark dust in various areas of complex. To be paid from GL #20-7630. Ms. Stanley moved and Ms. Baese seconded to accept this proposal. Passed without objection.
- d. **Teufel Landscape** presented a proposal for \$738.00 for repair of leaking irrigation valve for Clubhouse Zone 5. To be paid from GL #20-7630. Ms. Ray-Keeney moved, and Ms. Stanley seconded to accept this proposal. Passed without objection.
- e. **Teufel Landscape** presented a proposal for \$652.00 for replacement of battery powered irrigation timer on SW 128th Terr. with a new Bluetooth battery timer. To be paid from GL #20-7630. Mr. Mustard moved, and Ms. Baese seconded to accept this proposal. Passed without objection.
- f. **Teufel Landscape** presented a proposal for \$676.00 for replacement of irrigation sprinkler heads at SW Peachvale and SW 131st. To be paid from GL #20-7630. Mr. Mustard moved and Ms. Holt seconded to accept this proposal. Passed without objection.

IX. Adjournment: Board meeting was adjourned at 8:18 p.m.

X. Next Meeting: Next meeting is June 25, 2025. Townhall begins at 6:30 p.m. with Board meeting to follow.

Judith Baese, secretary

Date