

Kingsgate Five Homeowners Association

Meeting Minutes

July 14th, 2016

Board Members Present:

Royal Hanson
Ashley Gillen
Bill Keating
Susan Schilling
Bonnie Santschi
Craig Carlston
Kelly McPherson
Cindy Klein
Alan Nelson
Quinn

Guests:

James Weinrod
Sally Jenkins
David Eppely

A motion made by Bonnie Santschi to accept the June 13th, 2016 meeting minutes was seconded and approved.

Pool Report: Cindy Klein reports:

- Cindy requested approval for \$43.79 to purchase a screen protector for her phone which she uses for HOA purposes. The board agreed to fund this expense.
- The Public Health inspection gave a stellar report of the pool facilities. The only correction required is a sign for the baby pool about rules per King County.
- New fiberglass doors for the pump room have been ordered.
- A new brain is needed for the pool heater.
- There was discussion on whether or not to issue refunds for pool parties and swim lessons. The board agreed to track the frequency of these requests for the summer and make a decision at a later meeting.

Gators:

- Visitors David Weinrod, Sally Jenkins and David Eppely spoke with the board about concerns that have come to light this current swim season.
- David gave a report as to where the team is in the season.
- David said they would like the contract between the Gators and K5 HOA to be signed in February or March. The board would prefer late February or early March.
- There was discussion of simplifying the registration process for homeowners, pool pass purchasers and outside swimmers.
- There was discussion of whether or not the Gators are their own entity or whether they are part of the HOA.

- There was also discussion of insurance and whether or not the Gators have their own insurance or if they are covered under the HOA pool's insurance. It is the opinion of the board that the HOA insurance does not cover the swim team.
- Ashley informed the Gator representatives that our insurance agent is willing to meet with them to discuss details of the requirements for insurance.
- The board agreed that the Gators need to meet with an attorney or insurance agent to determine whether or not they are their own entity or part of the K5 HOA.
- Ashley will review the Gators financial information.
- Both the board and Gator representatives agreed to meet in September to determine if the Gators and HOA are one entity or two and how to proceed.

Treasurer's Report: Ashley Gillen reported:

- Paypal account has started accepting payments for homeowner dues. There have been approximately 10-15 transactions and the process seems to be working.
- Ken Carlston wants to be an employee and not a contractor. He has been given paperwork to complete in order to be paid monthly.

A motion made by Bonnie Santschi to accept the June, 2016 Treasurer's report was seconded and approved.

Park Report: Bill Keating reports that:

- The garbage can from the lower parking lot needs to be brought up each week for emptying. As this is somewhat inconvenient for Bill to do, Ken Carlston will call Waste Management and inquire about having the can emptied from the lower parking lot. Until that happens Ken will take care of that duty.
- Bill thinks the light poles at the main entrance will not be painted due to trees covering the area. The board agreed to look at the posts and decide how far to trim the trees that are at the base of the posts.
- Bill will trim the arborvitae near the baby pool.

Compliance Report:

- Alan Nelson will send out a revised violation letter to the board for homeowners out of compliance. He reports that the cost to be approximately \$125 to use a service to generate and mail the letters.

Recreation Report:

- The BBQ was a success. It was agreed that in the future the parking lot will be closed in the morning to prepare for the bouncy house and other possible games.
- Some of the leftover food from the BBQ was donated to Hopelink.

Old Business:

- Ashely Gillen reports that she has been given the information as to the location of each mailbox stand and where each homeowner will have mail delivered.
- Jonathan McPherson will post on website disallowing solicitations due to the solicitous emails the board has been receiving.

New Business:

- The laser printer needs a new home as it is no longer needed for HOA use.

The meeting adjourned at 8:20 pm.

The next meeting will be August 15th, 2016 at the pool if the weather allows otherwise at Pizza Bank.

Approved: 8/15/2016