

## **Kingsgate Five Homeowners Association**

### **Meeting Minutes**

**August 15<sup>th</sup>, 2016**

#### **Board Members Present:**

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

**A motion made by Bonnie Santschi to accept the July 14<sup>th</sup>, 2016 meeting minutes was seconded and approved.**

#### **Pool Report:** Cindy Klein reported that:

- Swim lessons have concluded.
- The lifeguards were treated to a meal at Red Robin.
- Cindy would like Ken Carlston to be a bit more proactive about work needed around the pool.
- Roger helped Ken install the new doors for the pump room.
- Pool pass purchasers usage of the pool will be tracked to determine if fewer passes should be sold in the future.
- It has been a “stellar” summer for the pool.

#### **Gators:**

- Ashley Gillen met with an accountant and determined that the Gators are a separate entity outside the scope of the HOA.
- It was recommended that the team obtain their own insurance and EIN.
- To be under the scope of the HOA all income and expenses must go thru the HOA and all expenses must be approved by the board of directors.
- The money raised by the team would need to be for the benefit of the HOA.
- A representative of the team would be required at every HOA board meeting.
- The board discussed whether or not the Gators could host outside swimmers if they came back under the umbrella of the HOA. No answer was decided upon at this meeting.
- Increased communication between the HOA and the swim team is a necessary whether or not the Gators are part of the HOA.

- Craig Carlston will relay the findings of the board and Ashley's information from the accountant with the Gator board of directors.

**Treasurer's Report:** Ashley Gillen reports that:

- Nearly \$5,000 has been paid by homeowners thru the PayPal account with \$150 in fees.
- There are 13 properties with liens and 12 more homes much overdue and have been notified of possible liens.
- The accountant says that dues must be raised every year – a \$12.00 minimum increase each year.
- Ashley recommends converting to Quick Books. The look of the reports will change and she distributed a sample of the new report.

**A motion made by Alan Nelson to accept the July 2016 Treasurer's Report was seconded and approved.**

**Park Report:**

- The garbage can in the lower parking lot will be taken away.
- The Kingsgate signs at the southern entrance need to be cleaned. Bill will take care of this task.
- Ken Carlston will paint the light poles at the southern entrance when a cherry picker is rented.
- Picnic shelter needs painting.
- It would be best for Ken to attend the summer meetings of the HOA.
- The tennis court needs to be cleaned and restriped.
- Ashley reported, via a landscaper, that planting certain types of trees around the perimeter of the lower park could help with water mitigation. The board agreed for the arborist to write a proposal which will be reviewed at a future meeting.
- Cindy Klein would like there to be a watering system for the upper park to help keep the grass green. She will research the possibilities for irrigation and report to the board.
- The Board agreed to allow a local Cub Scout pack to plant a tree in the park area.

**Compliance Report:** Alan Nelson reports:

- The board authorized Alan to mail letters of noncompliance. The process will be as follows: The first letter will be sent. If there is no response or remedy to the situation a second letter will be mailed in one month's time and \$50 will be added to the homeowner's dues billing.
- Bonnie asked for a reminder to be printed in the newsletter informing homeowners of car prowls with a reminder to lock cars and remove valuables.

**Recreation Report:** Ashley Gillen reports that:

- She will walk the neighborhood with a USPS representative to map all mailboxes.
- Kelly would like all newsletter articles before Labor Day.
- Discussion of a Christmas Lights contest.

The meeting adjourned at 8:35 pm.

The next meeting will be September 19<sup>th</sup>, 2016 at the Kingsgate Library.