

Kingsgate Five Homeowners Association

Meeting Minutes

September 21st, 2016

Board Members Present:

Royal Hanson
Bill Keating
Susan Schilling
Ashley Gillen
Kelly McPherson
Craig Carlston
Alan Nelson

Visitors:

James Weinrod
Sandy and Gary Mihulka
Deborah (Bonnie Walsh) Trigueiro
Tom Nesko
Nathan and Sarah Curde
David Epley (Gators Rep)
Lauren Johnson
Karla Craig

Mailboxes: There was discussion of the upcoming transition from mailbox stands to CBUs. Several homeowners in attendance were dissatisfied with the placement of the new units and questioned the process to this point. Ashley Gillen explained the process from the beginning to current date. She also explained that she is the only point of contact between the HOA, USPS and the concrete contractor per the board's recommendation. She also explained that 3 keys will be distributed to the homeowners who will then distribute to renters if applicable. There was discussion about the board's negotiations with the post offices. Some of the members have been discussing alternatives with the post office and are considering funding their own stand and placement. The board announced that any installation of CBU's outside of the board's efforts in conjunction with the USPS will not be financed by the HOA.

Gators: The question has come up as to whether the Gator swim team is part of the K5 HOA or a separate entity. Ashley Gillen explained the opinion of our accountant and the HOA, that in order to be a part of the HOA there are several requirements that must be met including:

- Gator income, expenses and equipment would belong to the HOA and finances would be processed through HOA accounts.
- A representative of the Gators would be required at every board meeting.
- Expenses for the Gators would be approved by the board.
- The HOA board would have the ability to regulate fees associated with the swim team.
- The HOA board would be included in hiring/firing and fees for coaches.

While no decision was made this evening further discussion included:

- Whether or not insurance would cover outside swimmers (non-homeowners/non-pool pass purchasers) and whether or not they would be allowed to be team members.
- Does the HOA insurance cover visiting swimmers?

The HOA board and Gator representatives James Weinrod and David Epley discussed ideas they have for the team, whether under the HOA or as a separate entity, including:

- The Gators would like the price paid to the HOA for use of the pool/facilities to be similar to surrounding teams.
- The HOA would like to cover costs but not necessarily make a profit.
- While the Gator board has not yet made a decision on their preference as to being a part of the HOA or a separate entity, David Epley stated that they have been working on fulfilling the requirements to be a separate entity at this point he feels they are leaning towards being separate.

Both the HOA and the Gator representatives agreed to a running email between the two about pros and cons of both options. The Gator representatives will attend the November 2016 HOA board meeting and a decision will be made then.

A motion made by Ashley Gillen to accept the August 15th, 2016 meeting minutes as amended was seconded and approved.

Treasurer's Report: Ashley Gillen reports that:

- 12 letters were sent to homeowners who are overdue on dues payments – 8 of those notified made payments.
- There was general discussion and explanation of the budget.

A motion made by Kelly McPherson to accept the August 2016 Treasurer's Report was seconded and approved.

Park Report: Bill Keating reports that:

- The garbage can from the lower park has been removed.
- Graffiti on the picnic shelter has been painted over.
- A tree was planted in the park by Tiger Den Cub Scout Pack 429. The tree was donated by Flower World.

Ashley Gillen reports that:

- She is getting bids on trimming the shrubs near the main entrance.
- She will also get quotes on trees for the park area and one tree for the main entrance.
- She has been talking with a landscaper who has ideas for the lower park area which could possibly include a dog park, trees that help with water mitigation, a walking path on the outer perimeter.

Compliance Report: Alan Nelson has sent out first letters to homeowners not in compliance with CCR's. If they continue to be out of compliance a second letter will be mailed giving the homeowners 30 days to comply or face a fine.

Recreation Report:

- Alan Nelson had a block party using supplies from HOA. It was very successful and he plans two more parties for next summer.
- Kelly McPherson reports there will be a Fall Festival on October 30th from 2:00 to 4:00 pm in the pool parking lot and upper park area.

A motion made by Kelly McPherson to approve the purchase of a pop-up tent for the Fall Festival and to be used for general HOA recreation purposes was seconded and approved.

New Business: There was discussion of a homeowner's complaint about speeding and unsafe walking areas on NE 143rd near the pool. Royal Hanson will draft a letter to the City of Kirkland about the complaints. The monthly meeting minutes will be added to the website.

The meeting adjourned at 8:48 pm.

The next meeting will be October 24th, 2016 at 6:30 pm. Location TBD.