

Kingsgate Five Homeowners Association

Meeting Minutes

October 24th, 2016

Board Members Present:

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

Visitors:

James Weinrod
Tom Nesko

A motion made by Ashley Gillen to accept the September 21st, 2016 meeting minutes was seconded and approved.

Pool Report: Cindy Klein reports that:

- Ken's Pool and Spa looked at the gel coat on the bottom of the pool, which is coming off. They will repair the damage at no cost to the HOA as it is covered under warranty.
- The Facilities Manager appointment did not go as Cindy had expected.
- Ken Carlston will turn over the key to Craig Carlston.
- Cindy recommends that the board look at other applicants for the Facilities Manager position.
- Ashley Gillen and Cindy will meet to develop a more detailed job description for the Facilities Manager position and present at the next meeting.

Park: Bill Keating reports that:

- He talked with Apol and all K5 common areas fared well after the storm.
- Bill will also talk to Apol about trimming shrubs around the Kingsgate signs at the south entrance.
- Cindy Klein will enquire about resurfacing the tennis courts.

Treasurer's Report: Ashley Gillen reports that:

- Financially all is on track and typical for the month.
- The CBU project will cost approximately \$40,000 - \$25,000 of which has been paid for the Woodinville area of the project.
- Letters have been send to 12 homes which are very overdue on dues. 9 homeowners have paid and liens have been placed on the remaining 3 homes. There are 16 total liens on homes in the HOA.

- The tax return has been completed and mailed.
- Ashley worked on a pool analysis to track certain numbers such as number of visits – homeowners and pool pass purchasers - and how many visits for each group: 111 homeowners (max 15 visits for one household), pool pass purchasers 67 (max visits 21) – Total visitors 2468 (homeowners 1112, pool pass purchasers 1356).
- For a private school to use our tennis court for school activities our insurance company requires the HOA to be named as an additional insured on the school's insurance.

A motion made by Cindy Klein to accept the September 2016 Treasurer's Report was seconded and approved.

Compliance Report: Royal Hanson will respond to a complaint from a homeowner about a neighbor's trees causing needles to land on his roof and littering the sidewalk.

Recreation Report:

- Bonnie Santschi, Kelly McPherson and Cindy Klein have been preparing for the first Fall Festival to be held at the pool/park on October 30th from 2:00-4:00 pm. Various board members will help by manning tables.

Old Business:

- Homeowner Tom Nesko came address and chastise the board for what he perceived as poor placement of his area's CBU. He believed there should have been more notification to the homeowners. The board apologized for any misunderstanding. Ashley Gillen explained the placement of the CBU and the reasons for the placement.
- The Woodinville side of the CBU installation is complete. 112 homes are now receiving mail in the new units.
- Signage and tape has been place on the old stands indicating no more mail will be delivered to those locations.
- There was discussion about key distribution for the Kirkland side of the project. Since it is a much larger area Ashley will receive help from the board with distribution.
- The budget will be discussed at the November meeting.

New Business: Kelly and Larry ? are moving forward on actions with the City of Kirkland in submitting a proposal for a neighborhood safety program. The current main concern being the crossing on NE 143rd Street near the pool.

Gators Swim Team: James Weinrod attended the meeting to explain the position of the swim team regarding becoming a part of the HOA or remaining separate entity. Questions he had for the board included:

- Can there be a multi-year contract?
 - Craig Carlston would like a one year contract for the first year and a longer contract the following year. 3 and 5 year contracts were discussed as options.

- What would happen with payroll if the Gators are part of the HOA?
 - The Gator coaches would become employees of the HOA and receive pay from our Treasurer.
- What would happen with banking if the Gators were to become a part of HOA?
 - The Gators could keep a checking account for deposits and check writing. The money would be wrapped up into the HOA books and reported as a 5th checking account with the balance in reserves. There would be at least one HOA signer and a Gator board member signer as well.
- The Gators representatives will give their final decision on becoming part of the HOA or staying as their own entity at the November 2016 board meeting.

The meeting adjourned at 8:43 pm.

The November meeting is November 21st, 6:30 pm – Kingsgate Library.

The End of Year Party will be December 6th at Liz Johanson's home.

The 2017 Annual Meeting will be January 23rd, at John Muir Elementary School.