

Kingsgate 5 Homeowners Association

January 23th, 2017

Annual Meeting Minutes

The meeting convened at 7:01 pm. A quorum was achieved with 55 of 342 homes in the association represented either in person or by official proxy.

The Board members and homeowners present introduced themselves and stated how long they have live in K5.

The minutes of the January 25th, 2016 meeting were read aloud, and **a motion made by Tom Nesko to accept the January 25th, 2016 meeting minutes was seconded and approved.**

President's Report: Royal Hanson gave a review of the last year which included:

- New mailbox stands have been installed and the project is complete.
- The reserve study has been completed and our reserve funds are considered healthy.
- The K5 HOA has a new website. Thank you to Jonathan McPherson for implementing this.
- Fence sections along NE 124th St are continuing to be replaced.
- The trees have been trimmed near the main entrance allowing for access to the light poles.
- The Gators swim team is back under the umbrella of the HOA and will be a subcommittee of the board.
- The Easter Egg hunt was very successful.
- The first Fall Festival was successful and is expected to grow in the coming years.
- We've received notification from the City of Kirkland that our park will most likely not be on the agenda for a joint venture for 2017. Royal explained that the joint venture could help with the water mitigation issues in the park. Craig Carlston explained that Hazen Hills Park has been given to the City and will be improved. We will monitor the progress of this project to see how we might be able to benefit from such a partnership.
- Kelly McPherson has been working with the City of Kirkland to improve pedestrian safety to slow traffic along NE 144th St. She has gotten flags placed at one crosswalk and is continuing to work for improvements for the pedestrian crossing near the pool.
- A Facilities Maintenance person is needed for maintenance and repair of the pool, park and common areas.
- Alan Nelson spoke about the Block Party Kits made available to homeowners. His own block party was very successful, and he encouraged other homeowners to participate.
- Kelly McPherson announced the winners of the first annual Holiday Light Contest. Next year she would like to get a small committee together to walk the neighborhood and determine the winners.

Treasurer's Report:

On the recommendation of the previous Treasurer, Liz Johanson, a vote at the 2016 annual meeting to approve the budget for that year was postponed. Therefore, at the current meeting (January 2017): **A motion made by Tom Nesko to approve the 2016 proposed budget was seconded and approved.**

For the January 2017, Annual Meeting Treasurer Ashely Gillen reported that:

- Income was higher than budgeted, and expenses were lower than budgeted.
- The Mailbox replacements and pool renovations were the largest expenses.
- The 2017 Reserve Study was distributed and there was general discussion and explanation of the report.
- There will be less needed in the reserve account as improvements have been made which will extend the life of certain components.
- 20 homes sold in the HOA in 2016.

2017 Proposed Budget: There was general discussion and explanation of the 2017 proposed budget. Ashley Gillen explained:

- In 2017 fewer pool passes will be made available, but they will be sold at a higher price.
- The \$25,000 under “renovation” will allow us to begin improvements in the park.
- The Gator swim team will keep their own financial records but the HOA will report income/expenses.
- There will be a monthly report from the Gators at each K5 board meeting.
- Craig Carlston explained the lien process and how a lien is removed when a home is sold or refinanced.

A motion made by Fred Cole to approve the 2017 proposed budget was seconded and approved.

Pool Report: Cindy Klein reported that:

- There were no incidents at the pool.
- The head guards are expected to return.
- She prefers to hire guards from the neighborhood when possible.
- Swim lessons were busy, and she reminded the group that the children and grandchildren of homeowners pay a reduced price for swim lessons.
- With the resurgence of young families into the neighborhood the number of pool passes sold will be reduced from 75 to between 60 and 65. The cost will be raised to \$550.
- Last year’s pool pass purchasers have first chance at purchasing a pass this year.
- Cindy explained that in the past, to avoid a special assessment, more pool passes were sold. With the changing demographics of the neighborhood the board would like to move in the direction to have the pool usage be more homeowner centered.
- There was discussion of traffic issues on swim meet and practice days.
- 3rd graders from John Muir elementary school again were given 4 days of swim lessons. For many of the children it is their only exposure to a pool and lessons.

- The children and grandchildren of homeowners will be given priority to join swim team.
- Renovations included bathroom partitions being completed, new pump room doors installed, a new window installed in the office, a new heater brain was purchased, and a new shed was placed near the office.
- The exact cause of a pool leak has yet to be determined.
- Cindy encouraged homeowners to visit the pool during the summer.
- The board is looking to fill the position of Facilities Manager.
- Thank you to Jonathan McPherson for updating and improving the website!

Pool Stats: Ashley Gillen prepared an overview of pool stats for the 2016 swim season which included:

- The pool was open for 101 days (5/28-9/5)
- 8,717 people checked in to the pool
 - 4,212 Homeowners including 424 guests
 - 4,505 Pool Pass Purchasers including 747 guests
- 192 homeowners visited the pool at least once. (192/342 = 56%)
- 76 Pool Pass Purchasers visited the pool at least once (76/76 = 100%)
- Most visits per household
 - Homeowner: 40, 37, 36
 - Pool Pass Purchasers: 45, 40, 35
- The busiest days of the year
 - 1st – 6/27 with 265 visitors
 - 2nd – 6/5 with 262 visitors
 - 3rd – 7/27 with 231 visitors

Park Report: Various board members reported:

- Talks with the City of Kirkland are continuing regarding a possible management of the park.
- Trees were trimmed at the south entrance.
- The board is investigating new play equipment for the park area and a sprinkler system to keep the grass green in the upper park.

There was discussion of the pros and cons of a joint venture with the City of Kirkland for management of the park. An informal vote by show of hands for whether to continue to pursue the possible joint venture with the City of Kirkland regarding the park ended with: 29 yeas and 14 nays. Following the vote, it was agreed that the board will contact the City of Kirkland to inform them that the HOA is still interested in a joint venture for management of the park.

Recreation Report: Kelly McPherson reported:

- The Easter Egg Hunt was very successful. This year's hunt will begin promptly at 10:00 am on April 15th.

- The summer BBQ was well attended. This year's BBQ will be July 9th and again the bouncy castle will be there.
- The first Fall Festival went well.
- Block Party kits are available to homeowners. The kit includes a \$25 Safeway gift card, name tags, plates, cups and games. Call the pool office to check out a kit which can be picked up at the pool.
- The Holiday Lights contest was held for the first time this year and will be held again. Winners for 1st, 2nd and 3rd place were announced.

Nomination for Board of Trustees: As there was no Nominating Committee, Royal Hanson took nominations from the floor. Those nominated were: Alan Nelson, Kelly McPherson, James Weinrod, Susan Schilling and Royal Hanson.

A motion made by Tom Nesko to accept Alan Nelson, Kelly McPherson, James Weinrod, Susan Schilling and Royal Hanson as a slate of officers for service on the Board of Trustees was seconded and approved.

A call for volunteers for the Nomination Committee went unanswered.

New Business:

- There was a shed fire in December at a K5 home which was investigated by the fire department and believed not to be accidental.
- There has been an increase in car prowls and homeowners are urged to be aware and take precautions to protect their property.
- There has been a transient in the neighborhood and homeowners were told not to hesitate to call police if they observe suspicious activity.
- There was a complaint of a home that appears abandoned. Letters have been sent to the owner with no reply. Alan Nelson spoke about a website with pre-composed letters that can be sent to the homeowner.
- There was discussion of certain homes within K5 that are out of compliance and what steps can be taken to remedy these issues. Suggestions included walking the neighborhood and mapping homes with issues. Sending a warning letter via certified mail. After a 3rd letter fines would be imposed.
- Kelly McPherson has been working on a Neighborhood Safety Program with the City of Kirkland. She is working to improve the crosswalk on Ne 143rd St and 128th Ave NE as well as the possibility for flashing speed indicators, painted crosswalks and stop signs. She asked for volunteers from the members gathered to help monitor the flags at the crosswalk.

A motion made by Tom Nesko to adjourn was seconded and approved.

The meeting adjourned at 8:52 pm.

Approved January 22nd, 2018