

Kingsgate Five Homeowners Association

Meeting Minutes

February, 13th, 2017

Board Members Present:

Royal Hanson
Susan Schilling
Ashley Gillen
James Weinrod
Kelly McPherson
Cindy Klein
Bill Keating
Alan Nelson

The meeting convened at 6:32 pm.

The members in attendance discussed positions that each member will fulfill. **A motion made by James Weinrod to accept the following slate of board members for each position was seconded and approved.**

President: Royal Hanson
Vice President: Alan Nelson
Treasurer: Ashley Gillen
Secretary: Susan Schilling
Compliance: Alan Nelson
Gator Representative: James Weinrod
Pool Trustee: Craig Carlston
Recreation: Kelly McPherson
Park Trustee: Bill Keating

A motion made by Ashley Gillen to accept the January 9th, 2017 meeting minutes was seconded and approved.

Pool Report: Cindy Klein reported:

- The pool will need to be drained to be resurfaced.
- The leak is continuing but appears to be lessening. She will contact the leak detection company for further instruction.
- She has spoken to a company about resurfacing the tennis court and will continue to investigate options.
- There was discussion on a possible new toy structure and improvements in the play area.

- Kelly McPherson and Cindy Klein will chair the committee to investigate improvements and changes for the playground and picnic areas.

Gator Report: James Weinrod reported:

- Registration for homeowners has begun.
- A new coach has been hired.
- Contracts need to be updated and revised with current information.

Compliance:

- Cindy Klein addressed a home out of compliance near her home.
- There was discussion of concerns with 3 homes which are out of compliance.
- Alan Nelson presented a plan to address homes out of compliance which included the following:
 - Create a picture file for the homes with K5 that are problem homes.
 - Determine if the board has the authority to deal with the issues of the problem homes.
 - Determine what procedures to follow to deal with these homes – warning vs. fine.
 - Determine what is satisfactory to stop fines.
 - Approve funding for a mailing website to start mailing campaign to homeowners who are out of compliance.
 - Keep track of mailing campaign on spreadsheet
- Main issues currently before the board include:
 - Multiple families in one home (too many cars).
 - Junk in yard (dilapidated homes).
 - Visible business run out of residence.
- There was discussion of enforcement authority which referenced the following:
 - (CCR) Article X, Section 1 “single family dwelling..”
 - (By-Laws) Article XIII, Section 3(a)(5) “...cars parked in paved driveway...4 cars...”
 - (CCR) Article X, Section 2, paragraph 2...”no lot shall be used as a dump...”
 - (By-Laws) Article XIII, Section 3 (c)(4)(8)(9) “ ...no non-resident employees come to residence...”, “...no products, material, or machinery...is visible to the casual observer..”, ..”the occupation does not increase the number of vehicles which drive on the subdivision streets or park on or off the streets..”

A motion made by Kelly McPherson to allot \$100 for Alan to use Mailaletter.com. was seconded and approved. This service will be used to inform homeowners of homes that are in violation of the K5 covenants.

Treasurer’s Report: Ashley Gillen reported:

- W-2’s have been mailed.
- Newsletter has been mailed.
- 20 pool passes have been sold.
- 98 homes paid in full for 2017.
- PayPal policy change – hold \$6,000 leaving Ashley without access to funds for one month.

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

Park Report: Bill Keating reported that he has gotten confirmation that Apol did the trimming of the trees at the main entrance.

Recreation Report: Kelly McPherson reported:

- The Easter Egg hunt will be at 10:00 am on April 15th.
- The newsletter should be mailed for late March or early April arrival.
- 2017 BBQ will be July 9th.
- The Fall Festival will be October 29th.
- The HOA garage sale will be the 1st weekend in June to coincide with the other Kingsgate's sales.
- There was discussion about a possible adult night at the pool. No decision was made.

Old Business: Kelly McPherson reported:

- She is still working with the City of Kirkland for safety improvements.
- A decision by the City will be made in April.
- Currently it looks promising that improvements will be made although exactly what improvements will be included is not yet known.

The meeting adjourned at 8:27 pm

The March meeting will be held on the 7th of the month.

The April meeting will be held on the 10th of the month.

Approved March 7th, 2017