

Kingsgate Five Homeowners Association

Meeting Minutes

March, 7th, 2017

Board Members Present:

Royal Hanson
Susan Schilling
Ashley Gillen
James Weinrod
Cindy Klein
Bill Keating
Alan Nelson
Craig Carlston

Guests:

Daniel Lund

A motion made by Ashley Gillen to accept the February 13th, 2017 meeting minutes was seconded and approved.

Facilities Maintenance:

- Visitor Daniel Lund, an applicant for the position of Facilities Maintenance Manager, discussed the position with the board members who were present.
- Cindy Klein explained some of the tasks that will be required as well as hours which will vary from week to week and season to season.
- Daniel left the meeting and the board continued discussions.
- The board agreed that the Facilities Manager will be required to attend regular board meetings and give a report.
- A master list of projects will be developed and prioritized by the board.
- The Facilities Maintenance Manager will be given an initial punch list to begin with but will have autonomy to add to the list as needed.
- Ashley will give the employment details.
- The Facilities Maintenance Manager will report to Royal Hanson and work closely with Cindy Klein.

A motion made by Alan Nelson to move that we hire Dan Lund for Facilities Maintenance Manager was seconded and approved.

Pool Report: Cindy Klein reported that:

- The leak detection company believes the ongoing leak is in the return pipe near the shallow end and will cost between \$3,000 and \$4,000 to repair.
- A light fixture in the pool is also in need of repair.
- The bottom of the pool is in poor condition.
- Ken's Pool and Spa will replace the gel coat at their expense.

- There may be possible failure issues with the fiberglass beneath the gel coat. Further investigation is needed to confirm this. Craig Carlston, Royal and Cindy will meet with professional about the possible problems with the fiberglass and report to the board.
- Lifeguard hiring is in process.
- 60 pool passes have been sold.

Gator Report: James Weinrod reported:

- The Gators would like sandwich board signs for swim meets and practices to show people driving to the swim meet where not to park.
- There was discussion of parking for swim meets and ways to lessen the impact including possibly calling the Kirkland Police Department and letting them know of the upcoming meets so they can ticket if needed.
- James said the Gators are considering using a food truck for the 2018 swim season. The board agreed that it could be a good idea.
- There is an upcoming parent meeting on May 3rd with a new parent meeting on May 1st.

Treasurer's Report: Ashley Gillen reported:

- 1 lien has been released and 12 liens remain in effect.
- There was general discussion and explanation of the budget.

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

Park Report: Bill Keating reported that cars had driven on the grass in the park and were towed out.

Compliance Report: Alan Nelson reported:

- He has been having difficulty contacting the owners of two homes out of compliance and he will continue to pursue contact information. Letters will be sent when the information is obtained.
- There was discussion of updating the CCR's and By-laws, with the possibility of a 2-tier class of homeowner occupied and rentals.

A motion made by Craig Carlston authorizing Ashley Gillen to consult with a lawyer for advice on updating the CC&Rs and By-laws.

Recreation Report: Easter Egg hunt plans are coming along. The hunt is planned for April 15th, 10:00 am.

The meeting adjourned at 8:45 pm.

The next meeting will be April 10th, 6:30 at the Kingsgate library.

The May meeting will be on May 8th, 6:30 at the Kingsgate library.