

Kingsgate Five Homeowners Association

Meeting Minutes

June 12th, 2017

Board Members Present:

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

A motion made by Ashley Gillen to accept the April 10, 2017 meeting minutes was seconded and approved.

A motion made by Ashley Gillen to accept the May 15th, 2017 meeting minutes was seconded and approved.

Treasurer's Report: Ashley Gillen reported the following:

- There have been many requests for information from new homeowners.
- There was general discussion and explanation of the budget.
- Beginning January 1st, 2018, K5 HOA will only bill annually – quarterly statements will no longer be sent to homeowners.

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

Pool Report: Cindy Klein reported the following:

- Cindy explained the difficulties in readying the pool for the summer season which included a broken pump and hopper and having to dump 45,000 gallons from the pool to be sure the chemical levels were completely safe for swimmers. This caused the pool to open 4 days later than anticipated but Cindy stressed the importance of safety over a timeline.
- The pool would not have opened when it did without immense help from Doug Klein and Dan Lund.
- John Muir Elementary 3rd grade swim is in progress.
- There was discussion by the board of the importance of having representatives from the Gator swim team attend board meetings, especially in the months leading up to the opening of the season. Reports from representatives of Gator about swim team demographics and overall numbers of members will help the board to understand and better make decisions regarding the team needs.

Gator Report: Gator swim team representative James Weinrod was unable to attend this meeting but email a report that follows:

- First of all, the Gators Board wants to say "Thank you, thank you, thank you!" for covering the costs of renting the High Woodlands pool. Also, the new approach to the clinic (three hours, split into two sessions this past Saturday) was very successful, and we would like to continue with this approach in future seasons. Thank you for giving us the longer time block, Cindy!
- Everything is running well so far, and we hopefully will have enough signs to manage parking this year. I did not end up needing to purchase anything, so there's nothing to reimburse. We'll see how that bit goes on Thursday when we have our first home meet.

Due to the K5 pool being under repair therefore not allowing the Gator swim team to practice, **A motion made by Royal Hanson that the K5 HOA pay the fees to High Woodlands pool for the Gators swim team while the K5 pool is being repaired was seconded and approved.**

Park Report:

- Ashley Gillen reported that she is still waiting for more documentation from Compton Meadows to be able to compare bids on the drainage mitigation issue in the lower park.
- Bill Keating reported that APOL says weeds are in the old monolith circle area and will be removed.
- The RV is gone!
- If there are issues regarding derelict vehicles the City of Kirkland's non-emergency number is 425-587-3400. Homeowners are encouraged to call if they believe there are parking violations or abandoned vehicles.

There was discussion of a possible special assessment to fund the new park play structure and tennis court including the age and condition of the current play structure as well as the rising number of new families in the neighborhood. **A motion made by Ashley Gillen to start the process for a special assessment to fund renovations and replacement of the playground in the amount of \$500 to be paid over 2 years (January 2018 & January 2019) was seconded and approved.**

Maintenance Report: Dan Lund was unable to attend the meeting but emailed a report that follows:

- The spring horse is fixed in the play area. It seems to be in working order but if there are any concerns from homeowners and he can complete further repairs with parts costing between \$150 and \$275. He heard from many homeowners who have fond memories of the horse and that the horse has been given several names over the years including "Jack" and "Buck."
- Only one fence company got back to him with a complete budget figure on the fence along 124th Ave NE. \$4500 to repair all 1220 feet of fence, \$40,000 to replace all.
- Dan talked to a tennis court repair person but would like to clean and repair before they come and bid the job. Apparently, this company has done other Kingsgate tennis courts several years ago, so we could possibly get local references.
- He has gotten the 15" wide head for the pressure washer and will give it a try this upcoming week.

Compliance Report: The board discussed the following:

- A homeowner has contacted the board regarding the noise of an early morning drummer in near her home. Alan Nelson talked to the parties involved and recommended they work it out.
- There was a police raid on a home for a marijuana growing operation. The home will be sold at auction.
- Alan Nelson will be sending letters of non-compliance to the owners of lots 811 and 839. The fines will be ongoing until the issues are resolved.

Recreation Report: Kelly McPherson reported:

- Plans for the annual BBQ are progressing.
- Due to popularity, the bouncy house has again been ordered.
- The food plan is for 100 people.
- Cindy will take care of games.

The meeting adjourned at 8:46 pm. The next meeting will be July 17th, 6:30 at the K5 pool.

Approved July 17th, 2017