

Kingsgate Five Homeowners Association

Meeting Minutes

September 18th, 2017

Board Members Present:

Royal Hanson
Kelly McPherson
Ashley Gillen
Cindy Klein
Susan Schilling
Bill Keating
James Weinrod
Dan Lund

Visitors:

Lauren Johnson

A motion made by Kelly McPherson to accept the August 14th, 2017 meeting minutes was seconded and approved.

Treasurer's Report: Ashley Gillen reported:

- That she has contacted an attorney regarding updating the By-Laws and CCR's. A retainer fee of \$1,500 is required and the charge will be \$200 per hour to draft updated By-Laws and CCR's. The attorney will attend a future meeting to explain and discuss this process.
- She has received a completed playground replacement proposal and will send a letter to all homeowners with the information.
- Discussion will begin in November for the 2018 proposed budget.
- All necessary information has been submitted to the accountant for tax preparation.
- There was general discussion and explanation of the budget.

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

Maintenance Report: Dan Lund reported:

- He has researched options for replacing the fence along 124th Avenue NE and talked with 3 companies. The bids were all comparable and approximately \$38,000 to complete.
- Solar lights have been installed in the park/tennis court areas.
- He is working with Cindy on pool maintenance projects.
- He encouraged the board to let him know of projects that need to be done.
- The light posts at the main entrance belong to the City of Kirkland and will be refurbished by them.

Gator Report: James Weinrod gave a wrap up report of the swim team season including:

- There were some difficulties with registration as well as some coaching issues.

- There will be monthly swim team board meetings January thru May with subsequent meetings on an as-needed basis.
- The Gator Swim Team board of directors will have one more season ending meeting and James will report back to the HOA with information.

Pool Report: Cindy Klein reported:

- She is considering stepping down as pool manager and has one possible candidate as a replacement. She will visit with the possible replacement and report back at a future meeting.
- She is unsure is which lifeguards will be returning as many will be graduating from college and moving into adult careers.
- Work will continue on lights in the pool during the off season.
- Skimmers on the deeper end of the pool are not pulling.
- A new speaker system is needed for swim meets which needs to include the area around the baby pool.

Compliance:

- There was discussion of a letter from a homeowner about compliance issues with a neighbor. As Alan Nelson was absent from this meeting the item was tabled until a future meeting.

New Business:

- There was discussion by the board on a replacement for the post vacated by Craig Carlston and **a motion made by Cindy Klein to nominate Lauren Johnson to fill the vacancy left by board member Craig Carlston was seconded and approved.**
- Lauren Johnson will take charge of “welcome home” kits for new homeowners.
- There was discussion on how to better inform homeowners of issues within the HOA. We currently use 4 methods – Email, USPS Mail, Website and Facebook. It was agreed that it is also the responsibility of the homeowners to be vigilant in checking one or more of the above methods of information distribution regarding their HOA.

The meeting ended at 8:47.

The next meeting will be October 16th at 6:30 pm at the Kingsgate Library.

Approved October 16th, 2017