

Kingsgate Five Homeowners Association

Meeting Minutes

January 8th, 2018

Board Members Present:

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

Staff

Dan Lund

Visitors:

J Heflin

A motion made by James Weinrod to accept the November 14th, 2017 meeting minutes was seconded and approved.

Treasurer's Report: Ashley Gillen distributed copies of the November and December 2017 Treasurer's reports as well as the 2018 proposed budget.

She reported:

- 3 liens were released.
- 6 new liens were placed on homeowners bringing the total number of liens to 15.
- 22 homes in K5 were sold in 2017.

There was general discussion and explanation of the budgets presented.

A motion made by Kelly McPherson to accept the November 2017 Treasurer's Report was seconded and approved.

A motion made by Susan Schilling to accept the December 2017 Treasurer's Report was seconded and approved.

There was general discussion and explanation and review of the 2018 proposed budget that will be presented to homeowners at the upcoming annual homeowner's meeting. The board members present agreed that it was ready for presentation.

Pool Report: Cindy Klein reported:

- There is still a leak in the pool and she and Dan Lund will meet with Aquatic Specialties to work on a solution for the issue.
- Cindy will return as pool manager for 2018.
- There is a new registrar for the Gators swim team.
- There was discussion about whether to withhold a small number of pool passes with the possibility of advertising these few passes directly to the team for families who have been on the team for a longer period but were unable to obtain a pass due to the rush of purchasers in the first few hours or days of registration. No decision was made, and the discussion was tabled for future discussion.
- There will be no Friday practices for swim team allowing homeowners and pool pass purchasers to swim or have pool parties.
- The swim team clinic will be held on one day with 2 sessions instead of over 2 days.

Maintenance Report: Dan Lund reported:

- The fence replacement along 124th Avenue NE is complete.
- He is working with Cindy on being proactive with pool maintenance issues.
- He will install the new park signs when the weather improves – less rain.
- He was told by a representative of Compton Meadows II that they have corrected the drain issues. Compton Meadows II had been asking K5 to make the improvements but K5 never receive the necessary information from Compton Meadows II to move forward.

Gator Report: James Weinrod reported:

- The team is searching for a head coach.
- The team has a new registrar.

The following dates have been approved for swim team registration:

- February 15th – Opening day for homeowner.
- March 1st – Opening day for pool pass purchasers.
- March 15th – Opening day for returning swimmers not included above.
- April 1st – General registration.

Park Report:

- Bill Keating reported that shrubs have been trimmed along the north fence line of the park.
- Royal Hanson will contact the parents of the young man who drove into the park area and damaged the sod. He will seek compensation for the repairs.

Compliance Report: Alan Nelson reported:

- Alan responded to the homeowner complaint of barking dogs letting them know this is not a compliance issue – no fines will be imposed. The owner was invited to the board meeting but did not attend.

- There was discussion of the possibility of using a property management firm to deal with compliance issues. The complaints can be very time and labor intensive for board members who are already occupied with other obligations. The board agreed that this might be beneficial for the HOA and authorized Alan to research this possibility and report at a future meeting.

Recreation Report: Kelly McPherson reported:

- The Easter Egg Hunt will take place on March 31st.
- There was discussion of the possibility of holding an opening day party at the pool.
- Prizes for the Holiday Light Contest will be awarded at the January 2018 Annual Meeting.

New Business:

- Visitor J Heflin discussed her concern over certain neighbors who may not have electronic communication abilities. She would like to have small gatherings with neighbors who are not connected to others in the neighborhood. She would also like to canvass the neighborhood with a 10-question form – without personal or identifying information – with the answers that would be shared with homeowners possibly via electronic methods. She discussed social media options such as Nextdoor to share neighborhood information. The board maintained a neutral position on this topic but informed her of several options already in place for electronic communications such as Facebook and reminded her that all necessary communications regarding homeowner information are sent via USPS.
- There was discussion and planning for the upcoming special assessment meeting, assuming a quorum is achieved:
 - Welcome and traffic direction – Kelly and Lauren
 - Sign in: 600's – James, 700's – Royal, 800's – Susan, 900's – Alan
 - Delinquent Issues – Ashley
 - Voting Box – Bill (Kelly and Lauren)
 - Sign in will end promptly at 7:30 at which time the ballots will be counted

The meeting adjourned at 8:45 pm.

Upcoming meeting information:

Special Assessment Vote - January 10th, 7:00 pm John Muir Elementary.

2018 Annual Homeowners Meeting - January 22nd, 7:00 pm – John Muir Elementary.

Board Meeting - February 5th, 6:30 pm – Kingsgate Library.

Board Meeting - March 6th, 6:30 pm – Kingsgate Library.

Approved February 5, 2018