

**Kingsgate 5 Homeowners Association**

**February 5<sup>th</sup>, 2018**

**Board Members Present:**

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

**Visitors:**

J Heflin  
Sarah Curde

**Gators Report:**

- David Epley, Kathy Shaul and Pam Zackula – Gator swim team representatives were in attendance for general discussion of matters concerning swim team. Ashley relayed the recommendation of the attorney for the Gators to not have a separate bank account from the HOA – all accounts should be under one HOA account. The members present will contact the bank and work with Ashley to complete this task.
- It was agreed that the Treasurer for the Gators will meet monthly with the Treasurer of the HOA during the active swim season – beginning in June.
- Registration begins February 15<sup>th</sup>, 2018.
- There was discussion of the possibility of lowering the swim team to 110 for the 2019 season. A decision will be made before after the 2018 season has ended.
- There will be no practices on Fridays, allowing homeowners to swim and have pool parties.
- Practices will begin May 23<sup>rd</sup>.
- Practices will end by 9:30 am to allow for swim lessons.
- There was discussion of contract language allowing additional swimmers who are non-homeowner and non-pool pass purchasers to join team but only after other two tiers have been exhausted. James Weinrod will craft language to this effect and present at the next board meeting.
- The pool will be closed during swim team pictures.

**Board Position Assignments:** After discussion, Cindy Klein resigned her position on the board. The board appointed Sarah Curde to fill the vacancy left by Cindy Klein: After discussion, the following assignments were agreed by the board:

- President – Royal Hanson
- Vice President – Alan Nelson
- Treasurer – Ashley Gillen
- Secretary – Susan Schilling
- Members-at-Large – Lauren Johnson & Sarah Curde
- Recreation – Kelly McPherson
- Park – Bill Keating
- Pool Trustee – James Weinrod

All board members will receive email as well as Dan Lund and Cindy Klein.

**A motion made by Ashley Gillen to approve the January 8<sup>th</sup>, 2018 meeting minutes was seconded and approved.**

**Treasurer's Report:** Ashley Gillen reported:

- W2's have been mailed.
- W3's have been submitted.
- Payroll taxes have been filed.
- 16 pool pass renewals have been received.

There was general discussion and explanation of the budget. **A motion made by Kelly McPherson to approve the Treasurer's Report was seconded and approved.**

Ashley Gillen read a letter sent to the HOA from lot #872.

**Pool Report:** Cindy Klein reported:

- She and Dan Lund will soon meet with Aquatic Specialties to address any issues necessary to prepare the pool for the upcoming season.
- Cindy brought to the board's attention that there may be a transgendered child using the pool and joining the swim team this coming season. While no decision was made at this meeting, the board will work with the Gator swim team to develop a policy that is sensitive to those involved. Cindy Klein will talk with the child's mother to gather more information to help the board and team move forward on developing a policy.

**Park Report:** Bill Keating reported:

- There is standing water around the man hole covers in the lower park due to the large amounts of rain that have fallen over the past few weeks.

**Compliance Report:** Alan Nelson reported:

- He contacted five property management companies regarding the possible handling of compliance issues. He received only one reply.
- For compliance issues the company charges \$50 per hour plus expenses.

There was discussion by the board on how to proceed with this issue, as it is very time consuming for volunteer board members to handle. Alan will get references for the company and gather more details on the scope of work and exact costs. If the HOA does employ this company, they will wait until after the newsletter has been sent to inform homeowners of this new service.

**Recreation Report:** Kelly McPherson reported:

- The Annual Easter Egg Hunt will take place on March 31<sup>st</sup>.
- She would like help filling the eggs which the board agreed to do at the March meeting.
- Fro-yo cards will be prizes this year.
- More donut holes and plastic eggs will be needed this year to keep up with demand.

**Old Business:** Ashley Gillen reported:

- The attorney is continuing to work on updating CCR's and By-laws.
- It is the opinion of the attorney that waiving dues for board members who have served at least one year is not ideal but not illegal. He cites that the practice has transcended several boards, is public knowledge, and anyone can benefit if they are elected to the board by the homeowners.

The question was raised as to whether it is allowable to pay a book keeper who is the Treasurer as well? It is an acceptable practice as this HOA:

- Has all checks signed with 2 signatures.
- A monthly financial report is presented as well as an annual report to the entire HOA.
- An outside review is done annually.

After exhaustive searches there appears to be only one company to replace the tennis court. The contractor will only work with the HOA after a budget has been established – with an estimated price of \$60,000. The board agreed to allow Ashley to contact the company for further information.

The newsletter will be mailed in March with articles due by March 1<sup>st</sup> to Kelly McPherson for publication.

- Royal will submit a "President's Message" and a wrap up of the park/playground vote.
- Alan Nelson will give a compliance report and possible editorial.

- Ashley will submit biographies for each of the board members.
- Cindy will submit a summary of upcoming pool dates.
- Homeowner J Heflin wanted to know how the community will connect. She will write an article for the newsletter informing homeowners of her intent to go door to door and ask questions. If she finds homeowners willing to teach classes, there will be notifications on the website/newsletter.

The meeting adjourned at 8:35 pm.

The next meeting will be March 6<sup>th</sup>, 6:30 at the Kingsgate Library.

Approved March 6<sup>th</sup>, 2018