

Kingsgate 5 Homeowners Association

June 4th, 2018

Board Members Present:

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

Visitors:

J Heflin
Donna Smith
Tracy Joshi

Employees:

Cindy Klein
Dan Lund

Both the April 2018 and May 2018 minutes were presented for approval. It was noted that the spelling of “covenants” was incorrect in the first section and the name “Ashley” needed to be added to the 3rd bullet point under “Pool Report”. **A motion made by Lauren Johnson to approve the April 2018 meeting minutes, as amended, was seconded and approved.**

Upon review of the May 2018 meeting minutes, it was noted that under the first bullet point of the “Recreation Report”, the date should read “July 15th”, not the “14th”. **A motion made by Ashley Gillen to approve the May 2018 meeting minutes, as amended, was seconded and approved.**

Treasurer’s Report: Ashley Gillen reported:

- The first payroll for lifeguards has been made.
- The main expenses for the month are related to getting the pool ready for summer.
- Ashley was contacted by the City of Kirkland informing her that K5 HOA must have a business license. She and the board are unsure if this is correct and she will continue to investigate and report at a future meeting.
- The treasurer for the Gators swim team has requested access to the online login information for the K5 bank accounts. As this information would give that treasurer full access to all K5 bank accounts, as well as the ability to move money within these accounts, the board agreed that access should not be granted. Ashley will do her best to answer any questions from the Gator treasurer in a timely manner.
- There was general discussion and explanation of the Treasurer’s report.

A motion made by Sarah Curde to approve the Treasurer’s report was seconded and approved.

Pool Report: Cindy Klein reported:

- It was discovered that the transformer on the outside of the pool house was the cause of electrical issues in the pool area. A new meter was installed outside of the building and a new panel was installed inside the building.
- PSE is charging \$4700 for opening and closing the outside meter which took about 3 hours of service. Cindy Klein will contact PSE and dispute this amount as exorbitant. She will report at the next meeting.
- The pool deck has been painted.
- Swim team going well.
- All lifeguards are hired, and all training is complete.
- Sign up for swim lessons has begun.
- There will be a pre-school swim.
- Cindy will leave her position as pool manager with K5 at the end of this year. Advertising for a new manager will begin with postings at the pool. Cindy would very much like for the incoming pool manager to be a K5 homeowner.

Dan Lund reported:

- He is working on strategies to better manage the pool water.
- He is still working on detecting the leak but believes it may be under the slab to the west of the pool house under the seam.
- He has planted small trees in the park.
- He will remove one more tree.
- Lightbulbs have been replaced.
- Still working on installing "Private Park" signs for the park area.

Gators Report: James Weinrod reported:

- Swim team reader board poles have been installed.
- The Gators will purchase a longer cable for the microphone. This will allow user more freedom of movement when announcing swim team events.
- The Gators are being cautious with spending as more homeowner's children are joining swim team leading to lower revenue as they pay less than non-homeowners.
- A new whiteboard is required for swim team and K5 HOA will share the cost as it is also used for homeowner events.
- James plans to work on refurbishing the security system and cameras.

Park Report: Bill Keating reported:

- He changed the hangers on the swings which had begun to wear down and were noisy.

Compliance Report: Alan Nelson reported:

- He walked the neighborhood and placed compliance hangers on certain houses for violations to covenants including, parking violations, too many cars, abandoned cars, overgrown yards and unfinished construction.

Recreation Report: Kelly McPherson reported:

- The annual BBQ will be July 15th.
- After inquiries about the garage sale, it was decided that this will be an annual event on the first weekend in June, regardless of the number of participants.

Old Business:

- There was a homeowner request for a 2nd basketball hoop at the court. The hoop on the north court side had been removed several years earlier due to complaints from condominium owners. Since there will be a new and taller fence installed it was decided to reinstall the 2nd hoop.
- The attorney needs a few more weeks to work on updating the CCR's and By-laws.
- Homeowner Tracy Joshi would like to explore more options for playground renovations. She will post on the Facebook page for others who would like to form a committee to explore options for replacing the playground. She will report at a future meeting.
- There was discussion of transfer fees for new homeowners. Ashley will ask the attorney.

New Business:

- Lauren Johnson will get a bid to build corn hole games which will be available for homeowner's use for the Block Party kits.

Ashley Gillen announced that the last 30 minutes of the July 2018 board meeting – 8:00-8:30 will be a closed, executive session.

The meeting adjourned at 8:30 pm.

The next meeting will be July 9th, 2018 at 6:30 at the pool.

Approved July 9th, 2018.