

**Kingsgate 5 Homeowners Association**

**March 4<sup>th</sup>, 2019**

**Board Members Present:**

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

**Visitors:**

Donna Smith  
J Heflin

The meeting convened at 6:27 pm.

The meeting began with board member assignments as follows:

President: Royal Hanson  
Vice President: Alan Nelson  
Secretary: Susan Schilling  
Treasurer: Ashley Gillen  
Recreation: Traci Joshi  
Park Trustee: Bill Keating  
Pool Trustee: Lauren Johnson  
Compliance: Sarah Curde  
Communication: James Weinrod

**A motion made by Royal Hanson to accept the slate of officers and trustees as presented was seconded and approved.**

As the February 2019 board meeting was cancelled due to snow, the January 2019 meeting minutes were presented.

**A motion made by Alan Nelson to approve the January 7<sup>th</sup>, 2019 meeting minutes was seconded and approved.**

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

- As of February, 71% of homeowners are current on dues. 196 homeowners have paid in full for 2019.
- Payroll taxes and W2 forms have been filed.
- 59 pool passes are paid in full.

- APOL landscaping charged \$3,600 for sidewalk clean up. The bill has been paid but the board agreed that it was not worth the value and will not have this service again.
- Mars property management contacted Ashley and said they will not take on our HOA as it is not a good fit for them or the HOA. The board agreed.
- The board discussed whether it is prudent or not to use a management company. No final decision was made whether or not to continue to pursue this option.
- The deposit on new floors for the pool house has been paid.
- The mailbox destroyed by the car has been replaced.

There was general discussion and explanation of the Treasurer's report and **a motion made by Lauren Johnson to accept the Treasurer's Report was seconded and approved.**

**Pool Report:** Lauren Johnson reported:

- She met with the Gator representatives to discuss the contract and upcoming season.
- The Gators discussed changing the practice scheduling due to crowding in the pool lanes. They would like to start 30 minutes earlier. There was discussion on how to accommodate both homeowners and swim team. After acknowledging that safety is priority, the pool will not be shared between homeowners and swim team. Instead, Lauren will approach the team with the offer of using the pool Saturday morning for extra team practice.
- Several lifeguards let her know they will not be able to return so she is searching to fill those positions.
- The new floors are in.
- The vending machines are gone but snacks will be offered for purchase through the guards.
- She is currently studying for her pool operator certificate.
- There was discussion whether a free pool pass should be offered to a longtime pool parent and the board agreed it would be complicated so therefore decided against this.
- James Weinrod distributed a handout outlining his plan to upgrade the sound and security systems at the pool. The board was impressed with the presentation and agreed the price was reasonable. He will proceed with Dan Lund to purchase and install the units.

**Park Report:** Bill Keating reported:

- There were lots of branches to be cleaned up after the snow fall.
- A car drove on the upper park area near the playground.
- The playground fence needs mending.

**Maintenance Report:**

- The sign at the north entrance which was destroyed by a car has been replaced.
- The mailbox which was destroyed by a car has been replaced.

**Compliance Report:** Alan Nelson reported:

- A letter has been sent to the house that needs painting – it is currently completely unpainted.
- He received a letter from a homeowner complaining about a neighbor's fence. An addition of approximately 4 feet of a frame and some sort of cloth has been erected between the 2 homes.

It is unsightly and not in line with the CC&Rs. A letter will be sent to the homeowner letting them know they are out of compliance and to remove the upper portion of the fence.

**Recreation Report:** Traci Joshi is the new recreation chair but was absent due to illness.

- The Easter Egg hunt will be April 20<sup>th</sup>. Traci Joshi will take on this event and the board offered helped where needed.
- The board decided to let Traci decide on a date for the annual BBQ.

**Old Business:**

- Ashley Gillen reported that First Financial Northwest Bank is interested in working with our HOA to secure a loan to replace the playground. She shared the terms which included a loan for 75% of the project to be paid back in 6 years. The interest rates varied between 7.25%, 6.75% and 6.25% depending on the amount of reserves we deposit in their bank.
- There was discussion of taking on a loan for replacing the playground and the board agreed it should move forward.

**A motion made by Alan Nelson to pursue the loan with First Financial Northwest Bank to replace the playground was seconded and approved.**

- There was discussion on selling more pool passes and the board agreed to sell 10 more passes for the 2019 pool season.
- Ashley has been in contact with the attorney who wants a timeline to begin the process to approve the new CC&Rs and Bylaws. The board has asked for a copy of the proposed changes by April 1<sup>st</sup>.
- For the upcoming newsletter it was decided that each board member will contribute an article.

**New Business:**

- The board discussed joining the Washington State Chapter of Community Association Institute, which was developed for HOA and Condominium developments. The fee is \$200 per year and offers resources for various aspects of running these associations. The board agreed to try it for one year and reassess next year.

Upcoming meetings schedule:

April 1<sup>st</sup> – Library

May 6<sup>th</sup> – Library

June 3<sup>rd</sup> – Library

July 8<sup>th</sup> – Pool

August 5<sup>th</sup> – Pool

All meetings begin at 6:30 pm unless noted otherwise.

The meeting adjourned at 8:35 pm.

Approved April 1<sup>st</sup>, 2019