

Kingsgate 5 Homeowners Association

August 5th, 2019

Board Members Present:

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

Visitors:

J Heflin
Howard Heflin
Pam Zackula

The minutes were available for review and **a motion made by Sarah Curde to approve the July 8th, 2019 meeting minutes was seconded and approved.**

Gators Report: Pam Zackula reported that the team did well at champs and overall the season was a successful.

Treasurer's Report: Ashley Gillen reported:

- The final payment has been made to the playground company.
- The insurance company was able to contact the driver who demolished the sign on NE 149th and the HOA was reimbursed \$1,000 for the deductible that was paid by the HOA.

There was general discussion and explanation of the budget and **a motion made by Sarah Curde to approve the Treasurer's Report was seconded and approved.**

Pool Report: Sarah Starr reported:

- She will wait to purchase new lounge chairs. She would prefer commercial quality chairs as the current chairs are not holding up to the amount of use. She will research options and report at a future meeting.
- There was an active drowning rescue during a recent pool party. The guards followed all the correct procedures down to the paperwork after the incident. The person declined medical attention, and all ended well.
- There was one complaint from the parent of a student in swim lessons. The parents of the student were belligerent and very unkind to the guards who offered several options to make up the missed lesson. The parents refused all options and the money paid for the lessons was returned in full and the parent was asked not to return to the pool.
- Concessions are selling well.

- The pool may remain open with limited hours into September depending on weather and guard availability.
- Overall the pool is running smoothly.

Park Report: Bill Keating reported:

- He has installed the new park signs.
- He would like a new garbage can for the basketball/tennis court area.

Compliance Report: Alan Nelson reported:

- He has not heard back from the homeowner who has erected a privacy screen which the neighbor is unhappy with and feels it is a violation of the covenants. The board agrees that the screen is in violation and will try to mediate the situation. Alan feels this may become a legal issue as the two parties continue to disagree.
- Ashley Gillen and Alan agree that foreclosure proceedings are a viable and legal option for the HOA to pursue against homeowners who are delinquent on dues. The board does not take this lightly and with agreement from legal council will craft a plan to inform the community of this possibility. It will be in the last newsletter of the year as well as a topic at the annual meeting in January.
- After discussion by the board it is agreed that homeowners who wish to use the pool will have to have their homeowner dues paid in full before they may use the pool. The rule will continue that full payment of dues by January 31st will give the homeowner 4 free pool passes per day. The free pool passes must be used with the homeowner in attendance. They may not be given to others to use without the homeowner present.

Old Business:

- Ashley has received a draft from the attorney of the updated by-laws and CCR&R's. She will email the copy to the board to review for discussion at the next board meeting. If the board agrees to the proposed changes, the changes will be sent to all homeowners and there will be a review period to gather responses. The board will work on a plan to distribute the information to homeowners.
- Sarah Curde has completed the application at the City of Kirkland for an AED for the pool. She is waiting for a response.
- Jeff Campeau has received approval from Facebook him to advertise for the K5 community.

A motion made by Sarah Curde to adjourn the meeting at 7:27 was seconded and approved.

The next meeting will be on September 9th, 2019 – 6:30 pm at the pool.

Approved September 9th, 2019