

Kingsgate 5 Homeowners Association

September 9th, 2019

Board Members Present:

Royal Hanson
Susan Schilling
Sarah Starr
Tracy Joshi
Ashley Gillen
James Weinrod

Visitors:

Howard Heflin
J Heflin
Donna Smith

CC&Rs, Bylaws: Copies of the proposed changes to the CC&R's and Bylaws were sent via email to all board members for review. It was agreed by the board that no copies of the proposed changes will be given to any homeowners until the board has voted on and agreed to the proposed changes. Those approved changes will be presented to all homeowners in the association. There was discussion of the following Articles and Sections:

Bylaws

- Article III (Membership) Section 2: 180-day suspension for use of recreational facilities. Is that max or we can re-suspend at day 181 if dues are still not paid?
- Article V (Board of Trustees: Selection: Term of Office) Section 4: It states that no compensation is to be rendered to trustees, however HOA dues are reduced or eliminated for each year of service on the board after your first year of service on the Board of Directors.
- Article X (Meetings of Members) Section 1: Annual meeting held same day of same month each year. Does that mean same date as the 23rd of the month or every 3rd Monday of the month of January?
- Article X - Section 2: Get rid of the "who are entitled to vote ¼..."?
- Article XI (Officers and Their Duties) Section 3: Officers elected for 1 year. Should it should state 3 years?
- Article XII (Assessments): Section 3 (b): the max annual assessment increase may be increased above the established max assessment by a vote for the next succeeding 2 years. If the increase amount was approved (say \$100 increase) would that be \$100 each year increase or just \$100 first year and stays the same for the second year?
- Article XII (Assessments): Want to add a section - Transfer fee: Would like to add in that when a home is sold to a new buyer there will be a onetime transfer fee in addition to the first year of dues. Transfer fees are due to the HOA at closing and will be equal to 1.5 times of the current annual dues amount.
- Article XIV (Fines): Simplifying the fine schedule/table. Possibly change to percentages of dues. Also, would like one max fine number over a 12-month period versus different max amounts for different types of Offenses/Persistent versus ongoing. Want to simplify that.

- Article XIV (Fines) Fines Table: Add in the interest rate to this section and change the percentage from 10% annually to a higher number. (**Also need to change the interest rate in Article XII - Sec-8)

CCR's

- Article VIII (Restrictions) Section 5: Talks about not allowing Detached Accessory Dwelling Units (DADU's). Our community already has several. If we aren't going to enforce this, should we consider changing the wording or the community benefits around having one in a yard. We could take out the word permanently or have a separate section around an additional permitted dwelling on the property. (We discussed possible double dues, restricting number of recreational passes, etc.)
- Article VIII (Restrictions) Section 9: Talks about no hedge or mass planting to be above 6 feet. Need clarification. If this not something we plan on enforcing (many neighbors have this situation already) maybe have it removed? Or does this come from city code language?

Royal will present these questions to the attorney for his opinion and report at a future meeting.

Copies of the August 5th, 2019 meeting minutes were distributed, and a correction was noted in the 3rd paragraph of the Compliance Report. The number of free pool passes should have been 4 not 3. **A motion made by Ashley Gillen to approve the August 5th, 2019 Meeting Minutes as amended was seconded and approved.**

Treasurer's Report: Ashley Gillen reported:

- Reminders have been mailed to homeowners who are more than one quarter late on dues payments.
- Ashley introduced the possibility of closing/transferring funds from an account which is incurring monthly fees to another savings account. Ashley will investigate and report at a future meeting.
- Expenses are as expected for this time of year.

There was general discussion and explanation of the budget and **a motion made by Tracy Joshi to approve the Treasurer's Report as presented was seconded and approved.**

Pool Report: Sarah Starr reported:

- She will be having an end of year party for the guards.
- She was very happy with the crew of guards this summer.
- She has enjoyed her experience as a first-year pool manager.
- She is looking to hire male guards for next summer as all the current male guards are moving on.
- Concessions did very well.

Park Report: Bill Keating was unable to attend the meeting, but it was reported:

- The garbage can in the lower parking lot has been replaced.
- Dan Lund reported that he is aware of the light that is not illuminated on the pool roof. Since it is a high wattage bulb and there are no parking lot activities, he prefers it stay unlit.

Maintenance Report: Dan Lund reported:

- There is not much to report this month.
- He will try metal zip ties on the chain link fence as the plastic ties are continually being cut off.
- The gates to the sport courts are continually left unlocked and he will change the combination on those locks.

Recreation Report: Tracy Joshi reported:

- She overbought for the annual BBQ but used last year's numbers as a guide. It is difficult to gauge attendance.
- Movie nights at the pool worked for a short while. There was a complaint and minor confrontation with a condominium owner over noise. Weather was also uncooperative near the end, so she decided to cancel the rest of the planned movie nights but plans to try again next year.
- There are no Autumn or holiday festivities planned at this time.

New Business:

- In preparation for the 2020 proposed budget, Ashley Gillen, Royal Hanson and Sarah Starr will meet and prepare an outline of a budget for the new year. At the October meeting this will be presented to the entire board and each line item will be reviewed and adjusted if needed. This proposed budget will be voted on by the board and if approved will be presented to the homeowners at the annual meeting in January.
- The newsletter and proxy will be combined into one mailing.

The meeting adjourned at 8:31 pm.

The October meeting will be announced as soon as a venue is found.

Approved October 7th, 2019