

Kingsgate 5 Homeowners Association

October 7th, 2019

Board Members Present:

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

Visitors:

Howard Heflin
J Heflin
Donna Smith

Revised CC&R's and Bylaws: Royal Hanson reported he has not had the opportunity to follow up with the attorney on proposed changes but do so and will report at the next meeting.

The meeting convened at 6:31 pm. Copies of the September 2019 meeting minutes were distributed, and **a motion made by Ashley Gillen to approve the September 9th, 2019 meeting minutes was seconded and approved.**

Treasurer's Report: Ashley Gillen reported:

- At Bank of America, she closed a checking account ending in 9979 and moved the money to the main savings account. There are minimum balances in reserves and savings and all other funds are in the remaining checking account.
- Some pool expenses are over budget due to manager turnover and the larger number of guards.
- There was discussion on who will be approved as check signers on all accounts, including the Gators account. This will be decided at the February 2020 board meeting once all board members are seated in the various positions.
- All documents have been submitted to the CPA for tax preparation.
- Due to issues, a new computer may be needed soon.

After general discussion and explanation of the budget, **a motion made by James Weinrod to approve the Treasurer's Report was seconded and approved.**

Pool Report: Sarah Starr reported:

- She will investigate options other than Pacific Breeze to reduce the costs of cleaning supplies.
- She would like to give bonuses to the guards for a job well done. She is asking for \$1,000 to be divided among the guards.
- She will try to give away the old lounge chairs instead of going straight to the dump/recycler.

A motion made by Royal Hanson to allocate \$1,000 for lifeguard bonuses was seconded and approved.

Park Report: Bill Keating reported:

- The chain and lock are missing from one of the court gates.
- The bench from the old playground will be installed near the tennis and basketball courts.
- He fixed the tennis net that was down.
- Some of the lights on the entrance signs are not lit. Dan Lund will investigate.
- Partially filled alcohol bottles have been found around the playground area.

Maintenance Report: Dan reported:

- The pool is mainly cleaned up for the season.

Compliance Report: Alan Nelson reported:

- He and Bill Keating walked the neighborhood and found no major infractions.

Old Business:

- Sarah Curde reported there is no news yet on the AED.
- The newsletter and proxy for the 2020 annual meeting will be mailed together with a mailing date of December 1st, 2019.

New Business:

- Alan Nelson would like to start the foreclosure process for homeowners who are delinquent on dues.
- The board members discussed a threshold amount to begin foreclosure proceedings. It was agreed by the board that homeowners who are one (1) year behind in dues will have a lien placed against their properties. For homeowners who are three (3) years or more behind on dues, foreclosure proceedings will commence.
- Alan Nelson will research the process for foreclosure and Ashley Gillen will fill out the necessary paperwork.
- Any possible backlash will be handled by the attorney not by board members.

2020 Proposed Budget: Royal Hanson, Ashley Gillen, Sarah Starr, and Dan Lund met to prepare a draft budget for 2020. The draft budget was presented to the board and each line item was reviewed and discussed.

After the board agreed to the proposed changes, **a motion made by Sarah Starr to present the proposed budget at the 2020 annual homeowners meeting was seconded and approved.**

The next meeting will be November 4th, 2019 – 6:30 pm – Kingsgate Library.

Approved November 4th, 2019