

Kingsgate Five Homeowners Association

Meeting Minutes

June 13th, 2016

Board Members Present:

Royal Hanson
Bill Keating
Craig Carlston
Ashley Gillen
Susan Schilling
Bonnie Santschi
Cindy Klein
Kelly McPherson
Alan Nelson

Website Payment Options: Liz Johanson reported on her research for buttons on the website for dues payments. This could be expanded to pay for other services such as pool passes, swim parties and swim lessons. The current system is to manually enter credit card information from homeowner over the phone. Liz reports that it is time intensive and sensitive information is in a file cabinet. Our current bank account does not allow for online payments. A handout presented several options for payments. After discussion and explanation of each option the board agreed to use the PayPal option. Convenience fees will be discussed at the next meeting after Ashley Gillen investigates details.

A motion made by Ashley Gillen to accept the May 16th, 2016 meeting minutes as amended was seconded and approved.

Pool Report: Cindy Klein reports:

- Ken Carlston has been hired as the Facilities Maintenance Manager.
- Bill Keating is also working with Ken to complete projects.
- Ken has been working thru a punch list.
- Cindy has a quote to replace the pump room doors.
- The new file cabinet is in place.
- A new shed has been built.
- 3rd grade swim and 4th grade pool parties were successful.
- CPR for guards and the in-service day have both been completed.
- The Gator swim team coach is also teaching swim lessons.
- Cindy has been working to remedy the pump controller problem – the pool has been very warm.
- Ashley Gillen updated the board on discussions she's been having with the Gator swim team regarding payroll for swim team coaches. After several emails and phone calls she reports that the Gator representative elected to not have K5 HOA pay their employees and will take on that

responsibility themselves in part due to Ashley requiring payroll taxes to be paid from the Gator budget.

- Ashley believes that there needs to be a contract between the Gators swim team and the HOA including financial details and homeowner representation on the board from the swim team.

Treasurer's Report: Ashley Gillen reports:

- Insurance and permits have been paid for the year.
- The pool deck paint was the major expense for the month.
- Payroll has started for lifeguards.

There was general discussion and explanation of the budget and **A motion made by Craig Carlston to accept the May 16th, 2016 Treasurer's report was seconded and approved.**

Park Report: Bill Keating reports:

- The park gate has been fixed.
- The grass has been trimmed around the swing area.
- Limbs on trees will be trimmed.
- He will check on trimming of trees around lamp posts at old monolith entrance to allow for easier access to pain the posts.
- Graffiti has been painted over.
- Pavilion will be repainted.
- Grass in culvert cannot be trimmed per Apol landscaping.
- A spigot needs to be installed in the upper parking lot near the playground.
- Not all of the security cameras are working.

Compliance Report: Kelly McPherson reports:

- She has tried to contact the homeowner near her whose home is very unkempt and rats are becoming an issue. While unsuccessful in contacting the homeowner she is researching possible resources to help the occupant.
- Bill reported that a homeowner in the cul-de-sac on 125th has permission from the City of Kirkland to paint the curb red and is requesting the paint that the HOA used to paint in a nearby area.

Recreation Report: Bonnie Santschi reported on the bouncy house for the summer BBQ. The board agreed that an attendant should be hired for this attraction. She will also do shopping for the BBQ but will need assistance in further preparations. Several board members stepped with offers of help. There has been 1 request for a block party kit.

Old Business: Ashley Gillen has nothing new to report on mail boxes.

The meeting adjourned at 8:40 pm.

The next meeting will be July 14th, 2016 at 6:30 pm at the K5 pool.

Approved July 14th, 2016