

Kingsgate Five Homeowners Association

Meeting Minutes

November 14th, 2017

Board Members Present:

Royal Hanson
Alan Nelson
Ashley Gillen
Cindy Klein
Susan Schilling
Bill Keating
Lauren Johnson

Staff

Dan Lund

Visitors:

J Heflin
Brad Carnine
Corrine Lund

Visitor Report: Homeowner J Heflin would like to post fliers on mailboxes reminded homeowners of the upcoming assessment meeting. While the board was not convinced that this would help attendance they agreed that she may post the fliers.

A motion made by Ashley Gillen to accept the October 16th, 2017 meeting minutes was seconded and approved.

Pool Report: Cindy Klein reported:

- The pool still has a leak and there has been one attempt to locate the source. A second attempt will be made and a report will be given at an upcoming meeting.

Gator Report: James Weinrod was unable to attend the meeting but sent an email report:

- The only news I have on the gators for the moment is that George declined the coaching position citing too many commitments, so we must discuss what we are going to do about a coach for next year.
- On my side, I need to find out how we overhaul the sound system at the pool so the microphone works and the speakers can be heard. Apparently, the speaker on the parking lot side works great, so that's not on the hit list. Is there a manual for the rest of the system so I can understand how it works?

The board members present discussed the importance of having a mandatory meeting with Gator board members before the beginning of the 2018 swim team season.

Park Report: Bill Keating reported:

- There are limbs and branches down in the park after the recent wind storms.
- He believes the hinges on the swings may need maintenance or replacement – Dan Lund will look at the swings to determine if maintenance is necessary.

Maintenance Report: Dan Lund reported:

- Down payment has been made on the fence replacement along 124th Ave NE.
- The fence company is booked 5-6 weeks out.
- All homeowners have been contacted about brush/shrub/tree trimming along the new fence line. He will also make personal contact with the homeowners before the fence is installed.

Compliance Report: Alan Nelson reported:

- He has addressed the issue of a homeowner's concern with a neighbor feeding wild birds.
- He brought samples of door hangers to inform homeowners of compliance issues. Homeowners who receive a non-compliance notice via door hanger can contact the board via the website.

Recreation Report: Lauren Johnson reported:

- There will be a holiday gathering at the pool on December 11th at 6:00 pm, when those gathered will walk the neighborhood to judge holiday lights of homes in the neighborhood.

New Business: Attorney Brad Carnine attended the meeting to discuss possible changes and updates to the K5 HOA By-laws and CCR's. In Mr. Carnine's opinion they are outdated and require being brought up to current legal standards. He asked the board and visitors present what topics or subjects they would like to see examined for possible updates. Some of the concerns were as follows:

- Too many cars parked at certain homes.
- Ability to change and updating enforcement penalties.
- Ability to raise annual dues in accordance with changing times and within reason, but disallowing possible exorbitant raises by future board members.
- Possible restrictions for pool use to owner occupied residences only.
- Unoccupied homes – possible fines?
- Address email voting and decision making via electronic methods.
- Is it possible to hire outside management help with compliance complaints?
- Possibility of tiered dues or increased dues amounts for rental properties?

Mr. Carnine will take the concerns expressed by the board and update to current legal standards. He informed the board that his job is to advise on how much risk there is in the proposed changes not if the

HOA can make changes. He will examine other more recently formed HOA's and update the K5 documents to current standards.

- There was discussion of the Annual Meeting letter and proxy.
- Election discussion – Nominees to be presented at the upcoming Annual Meeting will be as follows: Lauren Johnson, Cindy Klein, Alan Nelson. Possible nominees are James Weinrod and Kelly McPherson.

Future Business: Royal Hanson and Cindy Klein will craft a document outlining a job description for Pool Manager.

Treasurer's Report: Ashley Gillen reported:

- October was a typical month for income/expenses.
- A deposit of \$18,000 has been made to Economy Fence for the upcoming fence replacement along 124th Ave NE.
- A sample of the 2018 billing statement was distributed. Beginning in 2018 there will be one bill sent to homeowners – there will be no more quarterly statements.

A motion made by Alan Nelson to accept the Treasurer's Report was seconded and approved.

Ashely Gillen provided a sample copy of the 2018 proposed budget to be presented at the upcoming Annual Meeting.

- There was general discussion and explanation of the proposed budget.
- There will be an increase in dues of \$12.00 for 2018.
- Guest fees for 2018 will be raised to \$4.00.
- After a discussion of the price of pool passes a vote was taken allowing a raise of \$25 for 2018 bringing the new total to \$575 and a raise of \$25 for 2019 bringing the total to \$600. All but one of the members in attendance agreed with the increases.

Approved January 8th, 2018