

Kingsgate 5 Homeowners Association

January 22th, 2018

Annual Meeting Minutes

The meeting convened at 7:02 pm. A quorum was achieved with 39 of 342 homes in the association represented either in person or by official proxy.

Homeowner Association President Royal Hanson opened the meeting by having the board members and homeowners present introduce themselves and state how long they have lived in Kingsgate 5 (K5). The range was from 1 year to 47 years.

Susan Schilling read aloud the minutes from the January 23rd, 2017 annual meeting. **A motion made by Howard Heflin to approve the January 23rd, 2017 meeting minutes was seconded and approved.**

President's Report: Royal Hanson gave an overview of the past year which included:

- There were lively discussions about the park renovation project.
- The final vote for the proposed park renovation was 77 yea votes and 77 no votes halting any forward movement on the project, as a 60% majority was required for passage.
- Dan Lund was hired as the Facilities Maintenance Manager.
- Both the Easter Egg Hunt and Summer BBQ were successful community events.
- The fence replacement project along 124th Avenue NE has been completed.
- Signs indicating the K5 park as private will soon be installed.
- Without any commitment from the City of Kirkland, as well as seeing the lack of improvements made by the City of Kirkland at Hazen Hills Park, the board decided that K5 will move forward on park improvements on its own.
- A 3:30 am call from the Kirkland police alerted Royal Hanson to a young male who drove his car into the lower park and got stuck. Royal chose not to file charges as the parents of the young man are willing to make restitution for the damage done to the lower park area.
- The HOA has hired an attorney to update the CCRs and By-Laws.
- There have been many angry calls from homeowners complaining about neighbors, citing too many cars and loud music.
- Neighbors have been encouraged to contact the police if they see suspicious activity in the neighborhood.

Treasurer's Report: Ashley Gillen distributed copies of the Treasurer's Report – Balance Sheet, Budget Overview, 2016 Tax Return and the 2018 Proposed Budget.

- The year-end balance was \$187,192.06
- Both income and expenses were more than budgeted, and the year ended with a positive balance.

- There were two large projects which included the fence replacement and pool resurfacing. The fence replacement cost was \$40,000, half of which was paid in 2017 and the rest to be paid in 2018.
- It was explained that Ashley Gillen holds two positions with K5 HOA – Treasurer, as a board position, and Bookkeeper, as a non-board position. Treasurer is an unpaid position while Bookkeeper is a paid position.
- 22 homes sold in K5 in 2017.
- There are 15 liens on homeowners who are delinquent on dues.
- Homeowners who are 1 year or more delinquent with dues will incur liens.
- Approximately \$30,000 was budgeted on park renovations and repairs.
- Dues for 2018 will be \$432.
- 65 pool passes will be sold for the 2018 swim season at a price of \$575.
- Mr. Curde read from the CCR's Article V, section IV questioning whether board members are allowed to be compensated for their work on the board. Royal Hanson said that this is not an unusual practice and will look further into the subject.

A motion made by Robert Gowing to approve the Treasurer's Report was seconded and approved.

There was general discussion and explanation of the 2018 proposed budget and **a motion made by Roz Furin to accept the 2018 proposed budget as presented was seconded and approved.**

Pool Report: Cindy Klein reported:

- The pool opened late due to a resurfacing project that had to be put on hold due to rain.
- The main leak was fixed. There is one small leak that is currently being analyzed.
- Dan Lund is the new Facilities Manager.
- Cindy has reconsidered her resignation as pool manager due to her ability to now share maintenance responsibilities with the Facilities Manager.
- Cindy explained the problems with the pool at the beginning of the season which included having to drain and refill the pool 3 times. Issues with new chemical treatments reacted with sunlight causing cloudiness. She decided that using the chemical system that had been used for years, was best and all was eventually corrected.
- She thanked all the board members for coming together to support her and Dan and their efforts to remedy the issues with the pool.
- The pool was opened an extra weekend to help compensate for the lost days.
- She encouraged all homeowners to come to the pool to enjoy concessions at a swim meet, as well at the beautiful sunsets.
- She reminded those present that whenever they would like to swim laps the guards will put in a lane line.
- The HOA again hosted swim lessons for 3rd graders from John Muir Elementary.
- The annual BBQ was moved to August due to the pool issues in July. The attendance was better than ever, and it may be permanently moved to August.
- There were no pool closures due to bodily function mishaps.

Park Report: Bill Keating reported:

- Several board members met with the neighborhood resource officer for the City of Kirkland who walked through the park with the members and gave suggestions to help curb suspicious or unwanted activities in the park.
- Trees and shrubs were trimmed per the police suggestions.
- The chain link fence between the K5 park, Compton Meadows and Kingsgate Terrace has been repaired.
- Solar lights have been added to the tennis and basketball courts. Dan Lund explained they are not meant to illuminate the courts for play but to help deter suspicious activity.

Gators Report: James Weinrod reported:

- The Kingsgate Gators won the Division Championship for the second year in a row.
- There was a strong upturn in the number of swimmers from the neighborhood on the team.
- There was an outline of the upcoming dates for information and joining the team.
- The Gators will continue to work on mitigating parking issues including encouraging parents to drop their children off at the pool and then park at Kamiakin Middle School.

Recreation Report: Kelly McPherson reported:

- The Easter Egg hunt was successful, and many children participated.
- The 2018 egg hunt will take place on March 31st at 10:00 am.
- She asked for volunteers to help fill eggs for the hunt.
- The Annual BBQ was changed from a Sunday to a Tuesday due to pool issues. The attendance was very high, and the change may continue going forward.
- The Holiday Light Contest winners were announced.
- The board is considering having an opening day at the pool for homeowners.
- A homeowner in attendance praised the lights that decorated the pool house during the holidays.

Compliance: Alan Nelson reported:

- Alan is researching options for a process to send letters to homeowners who are out of compliance, as well as ways to ease the work load for the compliance chair and deal with compliance issues.
- The board has hired an attorney to update the CCRs and By-Laws to bring them into the 21st century.
- He spoke of his dismay of subtle accusations that the board cannot be trusted.
- Cindy Klein thanked Alan for his work on addressing compliance issues throughout the K5 community.

Old Business:

- Kelly McPherson reported the Neighborhood Safety Program improvements that she has been working on over the past year have been approved by the City of Kirkland.
- Block Party kits are available at the pool. A permit can be purchased from the City of Kirkland for \$20 which will allow a street to be temporarily blocked off for a party.

Nomination for Board of Trustees:

- Royal Hanson explained that there were three positions opening on the board due to terms expiring. Each of the positions would be terms of three years.
- Royal Hanson presented a ballot with Lauren Johnson, James Weinrod and Cindy Klein as nominees for possible election to the K5 Board of Directors.
- As there was no Nominating Committee, Royal asked for nominations from the floor. A nomination for Sarah Curde was put forth and her name added to the list previously presented.
- Hearing no more nominations from the floor, paper ballots were handed to all in attendance. A vote was taken, and the results were announced. The three nominees receiving the most votes were Lauren Johnson, James Weinrod and Cindy Klein.
- Cindy Klein announced that she would be willing to step down from her elected position on the board to allow Sarah Curde to join the board of directors. This will be taken up at the February 2018 board meeting.

New Business:

- Homeowner J Heflin reported that she has met with a landscape architect regarding improvements to the park. She reported that it is the opinion of the architect that the K5 neighborhood is not connected.
- J Heflin also would like the neighborhood to have an electronic option for communications. The board responded that there are several choices already in place including two Facebook pages and a Nextdoor application.
- J Heflin asked for demographic information on K5 residents. Royal Hanson reiterated that the board of directors will not give out personal information or demographics. In response, J Heflin will be going door to door asking silly questions of neighbors – these questions will not be identifying – and posting the answers online so people will have an idea of who lives in the neighborhood.
- J Heflin suggested improvements to the park such as picnic tables, gathering space, impermeable surfaces, planting trees for birds and to mitigate water issues, a perimeter walk with stations, an inexpensive play space, community garden, slab for chalk art or hop scotch, and adult swings. Homeowners are welcome to contact J with suggestions.
- A homeowner asked about a possible vote on another playground. Royal Hanson explained that this would require another proposal and that there are no plans at this time for move forward with another plan.
- Roz Furin complimented the board of directors' actions to put forth a playground proposal and vote.
- Sarah Curde asked if the unapproved annual minutes will be posted on the website. Royal Hanson explained that they will not be posted until they are approved, per the attorney's

recommendation. If a homeowner would like information, they are welcome to attend any of the monthly board meetings or the annual meeting held the Monday after Martin Luther King, Jr. Day.

A motion made by Ovid Bailey to adjourn the meeting was seconded and approved.

The meeting adjourned at 8:43 pm.

Approved as amended.

January 28th, 2019