

**Kingsgate 5 Homeowners Association**

**April 9<sup>th</sup>, 2018**

**Board Members Present:**

Ashley Gillen  
Lauren Johnson  
Royal Hanson  
Bill Keating  
James Weinrod  
Sarah Curde  
Kelly McPherson  
Alan Nelson

**Visitors:**

J Heflin  
Donna Smith  
Brad Carnine

**Employees:**

Cindy Klein

Two corrections to the March minutes:

Under Gators Report, last sentence “**Gators** board members.....”

Under Pool Report, first bullet point, “There are **18** new pool pass purchase applicants. ~~Not previous purchasers.~~”

**A motion made by Kelly McPherson to approve the March 6<sup>th</sup>, 2018 meeting minutes, as amended was seconded and approved.**

Our guest, attorney Brad Carnine, updated the board on his progress in bringing our By-Laws and Covenants, Conditions, and Restrictions (CCR’s) up to date. He reported that work is progressing, and he hopes to have a draft of the new By-Laws and CCR’s by our next board meeting in May. The board had given him a list of questions to research, which he had:

- Can the board hire a management company? Yes, the board has the authority to do so.
- Can the fine schedule be updated and increase? Yes, upon approval according to the By-Laws.
- Can email be used instead of postal mail? Yes, upon approval.
- Annual dues increase? Yes, by changing the benchmark upon calculating the annual increase, upon approval.
- Can dues be tiered for owner occupied homes vs rentals? Yes, but he recommended against it. A new federal Fair Housing mandate will be implemented soon and could cause issues for treating some residents differently than others.

He went on to explain the risks of not doing anything to update our documents. We, as a board are exposed to liability for being negligent in our duties because of the potential depressing of home values due to lack of compliance to the CCR’s and By-Laws for some homes in our

association. He implored each board member to read through the By-Laws and the CCR's and contact him with any questions or concerns. Alan updated the board on the approval process for the new By-Laws and CCR's. The By-Laws can be approved at the Annual Meeting. The CCR's can be approved with 75% signing an 'instrument'. No time limit on gathering the signatures.

**Gators Report:**

James reported that this year there will a total of 90 swimmers from K5 homeowners and Pool Pass Purchasers, which is significant increase from previous years. There was a discussion on the need for a Pool Trustee position on the board. With the experience of the various Gator board members that work directly with Cindy, James was wondering if his position wasn't a bit of overlap. It was decided that the Pool Trustee position is very much needed, with the inevitable turnover of the Gators board and the K5 pool manager position. The position should be title as Gators Liaison/Pool Trustee/At Large board member. James agreed to stay on as Pool Trustee through the pool season. Cindy did mention her desire that more H/O representation on the Gators board. With more and more H/O joining the swim team (including 3 additional board members joining for the first time this year!), the normal evolution of the Gators board will occur, without board involvement. James will follow-up with Cindy once Mid-Lakes schedule is published. James unsure of exact numbers for team, so far. A very limited open enrollment will open soon. But the team is virtually full now. James and Dan are currently working with the electrician with regards to the sound system at the pool and running the concession stand in the parking lot.

**Treasurer's Report:** Ashley Gillen reported:

- A financial company is contacting Ashley stating that the Association needs to release the lien that is filed on Lot 870. The company has sent her an image of a lien filing for \$25.00 in 1987. The lot has been sold multiple times since then. She has been authorized to instruct the company making the request that a \$250.00 fee will be charged by the association for releasing the lien.
- All pool passes have been paid for.
- There was general discussion and explanation of the Treasurer's Report.

**A motion made by Kelly McPherson to approve the Treasurer's Report was seconded and approved.**

**Pool Report:** Cindy Klein reported:

- All lifeguard positions have been filled.
- The leak issues at the pool are still unresolved. The weather has been rather rainy, thus hard to gauge how bad the leak is.

- Cindy, Ashley, and Royal attended a Gators Board meeting to get a better understanding of how their board operates and to reiterate the associations positions with regards to the Gators.
- The BBQ will be held Sunday, July 15<sup>th</sup>.

**Park Report:** Bill Keating reported:

- Bill asked about the park signs. It was stated that the signs are being stored at the pool and that Dan has agreed to build a frame for the signs. It was proposed that sometime later this Spring that everyone, who can, meet at the park and decide on the location for the sign.

**Compliance Report:** Alan Nelson reported:

- Alan will get the letter to Sarah to follow-up on checking references to the management company that responded to his request.
- Kelly inquired about H/O renovating his garage (Lot 783). Alan stated that he has been in contact with this H/O and that the H/O has stated that this will be used strictly for in-laws. Alan will continue to monitor the situation.

**Recreation Report:** Kelly McPherson reported:

- Easter Egg hunt was a rousing success, with lots of attendees and volunteers.
- A Pool Opening party was tentatively scheduled for Saturday 05/26/2018, early afternoon. More details TBD.

**Old Business:**

- There was extensive discussion on how to move forward with the rehabbing of the tennis court. Alan made a motion, that was seconded to move forward on approving the bid from Mid-Pac. 6 approved, 1 opposed with 1 abstention. Lauren made a motion, that was seconded to approve the bid from Mid-Pac. Motioned passed. Ashley will contact Mid-Pac to proceed.

**New Business:** Ashley contacted Kingsgate 3-4 concerning how they monitor their park area. They have a locked gate that blocks park area and have hired a security company to come twice day to lock and unlock the gate. The security company was making periodic, daily 'sweeps' through the park, but have since ceased because there have been no issues, as of late.

A question was raised to see if the all the Kingsgate neighborhoods could band together to request that the fire station on 144<sup>th</sup> be reopened. Unfortunately, the land has been sold and that is not necessarily the function of the neighborhood associations.

Kelly McPherson made a motion, that was seconded to close the meeting.

The meeting adjourned at 8:35 pm.

The next meetings are:

May 7<sup>th</sup>, 6:30 pm, Kingsgate Library

June 4<sup>th</sup>, 6:30 pm, Kingsgate Library

Approved, June 4<sup>th</sup>, 2018