

**Kingsgate 5 Homeowners Association**

**August 6<sup>th</sup>, 2018**

**Board Members Present:**

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

**Visitors:**

J Heflin  
Ahn Nguyen  
Tracy Joshi  
Brad Carnine

**Employees:**

Cindy Klein  
Dan Lund

We did not have copies of minutes so will approve at September meeting

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

- Payroll taxes have been paid for this quarter.
- We are a little behind on pool income. Swim lesson fees a little behind budget. 1<sup>st</sup> session over 4<sup>th</sup> of July may have contributed.
- Gators membership was listed as 30 homeowners, 34 pool pass, and 41 non-members for total of 105 members on team.
- Notices have been sent to those more than a quarter late.
- Have had no word from PSE on what charges will be for them opening vault to resolve issue with electricity in pool.

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

**Pool Report:** Cindy Klein reported:

- The new filters work "fabulously".
- There was a loose bowel movement in the pool 8-3. Had to close the pool Friday night and Saturday until could get chlorine levels back to 20 ppm. Also had to cancel a pool party Friday night.
- Hired new lifeguard for remainder of season – his name is Ben Anderson.
- Had lengthy discussion about replacing/repairing sound system at the pool and what was needed. The consensus was that replacing would probably be more cost effective in the long run. As we are almost at the end of the season we won't take any immediate steps. James will research options and report at a future meeting.

**Gators Report:** James Weinrod reported:

- The team is had a very good year. They won the B Division championship.
- Tomorrow night (9-7-18) is Gator Board meeting. James will report on that at our next meeting.
- Ally, the coach this year worked out very well. They hope she will be back for next year.
- James explained that he will not be serving as liaison between 2 boards next year. It was discussed that it should be arranged to have a Gator board representative come to our meetings to give report. We would need to have that early in agenda.

**Park Report:**

- New tennis courts are in. Work is progressing on the new fencing.
- Was discussed that we need the Ks on our signs at the entrance. Dan will investigate.
- Bill will contact APOL about doing sidewalk trimming.

**Compliance Report:** Alan Nelson reported:

- House at front f entrance is being painted.
- Discussed options regarding house with barking dogs. Alan will send Monica (owner) a letter. Royal will send letter to neighbors that there is little the board is able to do beyond that.
- Alan is attending MBA classes and will have limited time to devote for compliance.

**Recreation Report:**

- Alan Nelson reported that 4 block party kit supplies had been purchased.

**Old Business:**

- We had only one applicant for the position of Pool Manager. Cindy recommended hiring Lauren Johnson as her replacement. After discussion, the board unanimously agreed to hire Lauren Johnson as assistant manager in training. She will work with Cindy the rest of the year learning how to take over (maximum of 15 hours a month) and take over in January. Cindy Klein has agreed to be available as a consultant next year to help Lauren. Cindy recommended that Lauren attend APO/CPO training and that board should pay. Board agreed.
- Tracy Joshi attended to discussion her team survey of the homeowners regarding work on the playground/park. The survey response was overall positive with support for improving the playground. Tracy also discussed the 2 Movie Nights in the park. Turnout was a little lower at the 2<sup>nd</sup> than the first, but \$167.00 was collected in donations for playground/park renovations.

- Our attorney, Brad Carnine, attended meeting to discuss progress on re-doing bylaws and CC&Rs. He had the wrong date on his calendar and so arrived late and hadn't had a opportunity to print out his draft documents. He will e-mail them to us. The board had a lengthy discussion about general topics and then asked these specifics.
  - Q: Are we able to restrict pets in the HOA?
    - A: Probably not.
  - Q: What can we do about people who are remodeling garages and/or building structures that will serve as residences?
    - A: If the city of Kirkland or Woodinville permit the construction we are probably not able to prevent it. We could attempt going to court, but probably would probably lose.
  - Q: Are we able to charge additional HOA dues on the new structures?
    - A: No.
  - How do we get the new documents approved?
    - Send the documents to the HOA members and call a meeting. It requires 75% representation for a quorum and then a majority to pass. If a quorum is not reached there will need to be additional meeting(s) that will also require a 75% representation for quorum.

**New Business:**

No New business

The meeting ended at 8:45 pm.

The next meeting will be October 10<sup>th</sup>, 6:30 pm at the library.

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