

Kingsgate 5 Homeowners Association
September 4th, 2018

Board Members Present:

Royal Hanson
Ashley Gillen
Lauren Johnson
Susan Schilling
Sarah Curde
Bill Keating
James Weinrod

Visitors:

J Heflin
Donna Smith

Employees:

Cindy Klein
Dan Lund

The July 2018 meeting minutes were presented. **A motion made by James Weinrod to approve the July 2018 meeting minutes was seconded and approved.**

The August 2018 meeting minutes were presented. It was noted there was a stray letter “f” under Compliance that was removed. On the first line under Old Business the work vacant was incorrect and was removed. **A motion made by James Weinrod to approve the August 2018 meeting minutes as amended was seconded and approved.**

Treasurer’s Report: Ashley Gillen reported:

- Nearly all totals are down a little from last year.
- The Gator dollar totals are down because rates to join team are higher for non-homeowners and non-pool pass purchasers, and there are more homeowners children on the team than in the past.
- There was money left over from the pool tab account.
- We are still waiting on the bill from the electric company for opening the transformer box earlier this summer.

There was general discussion and explanation of the report.

A motion made by Lauren Johnson to approve the Treasurer’s Report was seconded and approved.

Pool report: Cindy Klein and Dan Lund reported:

- The pool is closed for the season.
- The auto fill is broken and is being tested by Aquatic Specialties.
- There were no injuries this season.
- Overall it was a quieter year due in part to the smoky air conditions.

- The cover on the equalizer is cracked.
- There was discussion about the age and condition of the tiles in the shower areas and the need for replacement.
- The boys bathroom sink is clogging and was snaked.
- Dan expressed his concerns with what he believes is high usage of electricity even during off times at the pool. He will investigate ways to conserve gas, electricity, and water.
- Lauren Johnson, the incoming pool manager, would like to create a close-out check list for the pool, including grill cleaning and turning off the Gators refrigerator.
- James Weinrod will meet with people about the sound system and will report at the next meeting.

Gator Report: James Weinrod reported:

- The next Gator meeting will be James' last as a board member.
- New board elections for the Gators will take place on September 23rd. James will report to the HOA the results of the elections.
- Coach Ally will be back next season. It isn't yet known if Eric Epley will be able to return.

Park Report:

- Ashley Gillen reported that she has spoken with Apol Landscaping about having them look throughout the neighborhood and trim bushes/shrubs/trees that are overhanging the sidewalks as well as cleaning weeds and grass from the sidewalks. Apol quoted a price of approximately \$1,000 for 2 men to complete this service. **A motion made by Lauren Johnson - to hire Apol Landscaping to maintain the sidewalk overgrowth this November as a trial run. Depending on costs and outcome, we will have them repeat the work next Spring - was seconded and approved.**
- Cindy Klein would like the arbor vitae at the southern entrance removed and replaced with healthier shrubs. She will get a quote from her landscaper.
- Lauren Johnson ordered a new sign to add the required RCW to allow us to participate in the program offered by the City of Kirkland police to better protect the park.

Maintenance Report:

- Dan Lund reported that he is having difficulties getting information from Midpac about the tennis/basketball court.
- The fence at the north end of the court needs a permit but Dan will try to put up a net to see if that will suffice.
- Gravel on the edge of the court splashes back onto the court. The concern is that it will scratch the newly finished court.
- There was discussion of locks for the new courts. It is difficult and expensive to install these devices. No decision was made.

- There are concerns with puddles on the tennis court. We will watch and wait to see if it is truly and issue.
- There will be no more payments made to MidPac until the project is finished to the board's satisfaction.

New Business:

- Lauren Johnson will investigate signage for the new courts.
- The Playground committee will continue to meet. They are taking it slowly and working through survey responses.

The meeting adjourned at 8:05 pm.

The next meeting will be October 8th, 6:30 at the library.

Approved October 8th, 2018