

Kingsgate 5 Homeowners Association

October 8th, 2018

Board Members Present:

Ashley Gillen
Alan Nelson
James Weinrod
Bill Keating
Royal Hanson
Susan Schilling
Kelly McPherson
Lauren Johnson

Visitors:

J Heflin
Donna Smith
Tracy Joshi
Corinna Lund

Employees:

Dan Lund
Cindy Klein

The meeting convened at 6:30 pm.

The July 2018 meeting minutes were presented. Corrections noted were: under Treasurer's Report, an apostrophe was removed from homeowners under the second bullet point. An apostrophe was removed from the word boys under the 7th bullet point. A clarification was made under the first bullet point of the Gator Report changing "HOA meeting" to "Gator meeting". **A motion made by Kelly McPherson to approve the September 2018 meeting minutes was seconded and approved.**

Treasurer's Report: Ashley Gillen reported:

- September was a slow month financially.
- Most pool expenses have been paid.
- The pool income was down \$8,000 due to fewer visitors, possibly because of the heat and smoke.
- The final payment of \$16,000 to MidPac is being withheld until the tennis/basketball court project has been completed to the board's satisfaction.
- All tax information has been forwarded to the CPA for tax preparations.
- Overall the HOA has more money than 2 years ago, even after completing several large projects.

A motion made by James Weinrod to approve the Treasurer's Report as presented was seconded and approved.

Pool Report: Dan Lund reported:

- Pool is shut down for the season.
- Lots of tree clean up.
- Dan has been considering floor tile replacement for the entire pool house. He cites safety as the main reason.
- He is still working on leak detection.
- He has been monitoring the water meter for the last month and found a high volume of water being counted on the meter. He believes this is due to the leak which in turn causes the pool to essentially be refilled 3 to 4 times a year. It takes 90,000 gallons to fill the pool.

Gator Report: James Weinrod reported:

1. After research, James learned that the main issue with the speakers is that they are mounted too high. They should be lowered and face outward to be better heard.
2. It was agreed that speakers in the bathroom is a good idea and could be easily installed.
3. James is considering suggesting to the Gators that they purchase their own speakers if improvements made by the HOA for HOA purposes is not sufficient for Gator team needs.
4. Since James is no longer on the Gator board of directors. He will let them know a representative from the team will need to attend HOA meetings.
5. He will recommend that Pam Zackula send a year-end wrap up report to the board within the next month or so.
6. The recent Gator Board election results are:
 - President: Pam Zackula
 - Treasurer: Kathy Shaul
 - Secretary: Sara Herron (also, spirit wear)
 - Team Parent: Kris Sather
 - Volunteer Coordinator: Sam Comstock
 - Registrar: Erik Downing
 - Concessions: Anne Buck
 - Member at Large: Sarah Wujick

Park Report: Bill Keating reported:

- There have been many limbs and branches down due to wind.
- The fence around the playground needs mending.

There was discussion of the Kingsgate sign that was destroyed on October 5th, when hit by a car. Royal Hanson will call the police officer who responded to the incident for information on the driver. It is believed the driver had no insurance, but contact may be made with him enquiring about payment for replacement of the sign.

Maintenance Report: Dan Lund reported:

- Clips were installed on the fence around the tennis court to keep it secured to the poles.
- MidPac has no intentions of addressing the issue of gravel on the tennis/basketball court. Dan has ideas which may help mitigate the issue, including pavers over the gravel.
- Combination locks have been placed on the north gates. Dan would like them to be welded so they cannot be removed. Until that happens we will monitor the situation to see if there is a problem with the locks being taken. Homeowners wishing to access the courts can contact the board for the combination.
- Lauren will make a scoreboard for the tennis court, but first she must have a baby.

Compliance:

- Royal Hanson received a call from a homeowner who had a compliance hanger placed on their door. A neighbor complained that there are 2 RVs in the backyard and at least one of them is occupied. The homeowner said that isn't true.
- The house with the detached garage that was remodeled to a residence now has a separate address from the main home on the property. Questions were raised as to whether this is allowable and if so would this new residence be liable for dues. Susan Schilling will contact the City of Kirkland to investigate.

Recreation Report:

- There are no plans to hold a Fall Festival or Holiday Light Contest. Only one of the 3 prizes was ever picked up.
- The newsletter will be mailed on December 1st.
 - Royal will write the President's Message
 - Cindy – Pool Report
 - Bill – Park Report
 - Alan – Compliance
 - Tracy Joshi – Common Area
 - James Weinrod – Gator Report
 - Ashley - Treasurer's Report
 - Kelly – Recreation Report

2019 Budget Proposal:

- Ashley Gillen presented the Proposed Budget for 2019. There was general discussion and explanation of the budget.
- Ashley suggested a \$12.00 raise in dues for 2019.
- There was discussion to remove the vending machines from the lobby of the pool house. They take up too much room and do not generate enough revenue to justify keeping them. Possibility of selling some items such as sunscreen or swim diapers without the vending machine.
- There will be 65 pool passes offered for sale in 2019.

Old Business:

- Tracy Joshi gave an update on her efforts for the park/playground project. She is continuing meetings to revive interest in the project. The meetings are sparsely attended but she sees new faces each time. Her main goal is to bring the community together.

The meeting adjourned at 8:45.

Approved November 15th, 2018