

Kingsgate 5 Homeowners Association

July 8th, 2019

Board Members Present:

Royal Hanson
Ashley Gillen
Susan Schilling
Alan Nelson
Bill Keating
Tracy Joshi
Lauren Johnson
Sarah Curde

Visitors:

Howard Heflin
J Heflin
Sarah Starr
Jeff Campeau

Gator Representatives:

Pam Zackula
Kathy

The meeting convened at 6:31 pm. The minutes from June 2019 were shared and a correction was noted on the last sentence. 6:00 pm was changed to 6:30 pm. **A motion made by Ashley Gillen to approve the June 3rd, 2019 meeting minutes as amended was seconded and approved.**

Treasurer's Report: Ashley Gillen reported:

- We currently owe about half of the total amount due for the new playground.
- Pool expenses are on budget.

There was general discussion and explanation of the budget. **A motion made by Susan Schilling to approve the Treasurer's Report was seconded and approved.**

Ashley brought 2 enquiries, one from a pool pass purchaser and one from a homeowner, for shared discussion.

- The first was from a pool pass purchaser who wanted a refund of her pool pass purchase. It was noted that the contract signed by the pool pass purchaser states "no refunds". There could also be complications for others to request this as well as to whom would the pass be offered for purchase with nearly half of the season over. After discussion it was decided unanimously that no refund would be given.
- A homeowner asked that since she pays her annual dues in full in January and is entitled to 3 free pool passes, can she use the pool and give the pool passes to her tenants? The board discussed this and agreed that the homeowner may not use the pool and also

give the passes to her tenants. She must choose who will use the pool – the homeowner or the renter.

- A person rented the pool for a party but used a fake name and information as well as leaving the pool area a mess.

Pool Report: Sarah Starr reported:

- Her transition to pool manager is going well.
- She is pleased with the guards.
- Gators reported that the practice schedule is working well for them.
- Concessions are going well.
- Swim lessons are down from the last session – 1st session had 55 swimmers the 2nd session as 35 swimmers.
- There was discussion on possible ways to advertise swim lessons in the future – PTSA flier and website were two of the possible options.
- The pool passed the most recent Public Health inspection.
- There is a leak in the pump house that brings water to the pool and it will be fixed this week.
- Adult swim will be moved to Thursday from Wednesday due to swim meets.
- Several of the pool side lounge chairs have broken and Sarah would like to replace them to at least provide the number started with at the beginning of the season.
- This will be Lauren Johnson's last board meeting as she is moving to Idaho.

Gator Report: Pam Zackula reported that all is going well with the swim team. There are 4 meets left in the regular season.

Park Report: Bill Keating reported:

- He has moved most of the gravel from the south end of the new courts to the north to prevent scratching of the courts.
- He noted that there is a light out on the roof of the pool house leaving the playground unlit. Ashley will talk with Dan Lund about this.

Maintenance Report: Dan Lund was unable to attend the meeting, but it was reported that:

- The gutters have been cleaned.
- The bathroom window has been fixed.
- Signs will need to be installed now that the playground project is complete.

Compliance: Alan Nelson reported:

- A homeowner to whom a letter was sent regarding a privacy fence erected by him, replied stating reasons that he intends to leave the screen in place. The letter was shared with the homeowner who complained, and he is unhappy with the reply. The board discussed possible options to the screen such as arborvitae plantings. The board agreed to be a neutral party to the discussions with both sides. Alan will respond to both homeowners and report at the next meeting.
- Susan Schilling followed up with the City of Woodinville about the house with the unfinished porch project. The City was aware of the issue and had visited the homeowner who had no permit for the project. A permit was issued on May 25th and is due to expire on November 27th at which time an extension may be obtained if needed. Susan will follow up in one year if the project is not complete.

Recreation Report: Tracy Joshi reported:

- Fliers have been posted for the upcoming BBQ and movie nights.
- She will obtain a noise variance permit from the City of Kirkland for the movie nights in the park.
- There will not be concessions for movie night due to difficulties in handling money and concession items in the park area. Homeowners can bring their own snacks.
- There was discussion of the possibility of food trucks for future events and email reminders for events. She will research options for both.
- She agreed to allow \$1,000 from the Recreation budget to be given to the pool for new lounge chairs.

Old Business:

- Ashley reported that the playground is complete! The north gate will need to be adjusted and she will contact the company to take care of it.
- Lauren Johnson reported that this is her last meeting as she and her family are moving to Idaho. She has resigned her position on the board due to the move and the board offered the position to Sarah Starr. There was discussion as to whether a paid staff member can also hold a board position. It was determined that this is a common practice and we have been assured by our attorney that is allowed. **A motion made by Susan Schilling to allow Sarah Starr to fill the vacant board position was seconded and approved.**
- Sarah Curde has investigated the possibility of a grant to purchase an AED for the pool. She was given the additional information need to complete the form and apply for the grant. She will give an update on the progress at a future meeting.

New Business:

- Ashley Gillen was contacted by a homeowner of the High Woodlands Homeowners Association and told that they have zero homeowners behind on dues. She was told this is accomplished by starting foreclosure proceedings on homes past due. There was discussion as to whether K5 should take this approach and how to proceed. There is approximately \$70,000 in back dues owed to the association by various homeowners. The topic was tabled, and it was agreed that more information is needed before proceeding.
- Homeowner Jeff Campeau has offered to help with advertising outside of K5 through Facebook for certain services such as swim lessons.

The meeting adjourned at 8:10 pm.

The next meeting will be August 5th, 2019 – 6:30 pm at the pool.

Approved August 5th, 2019