

Kingsgate 5 Homeowners Association

January 27th, 2020

Annual Meeting Minutes

The meeting convened at 7:01 pm. A quorum was achieved with 84 of 342 homes in the association represented either in person or by official proxy.

Homeowner Association President Royal Hanson opened the meeting by having the board members and homeowners present introduce themselves and state how long they have lived in Kingsgate 5 (K5). The range was from 2 weeks to 48 years.

Susan Schilling read aloud the minutes from the January 28th, 2019 annual meeting. A correction was noted under the 2nd bullet point of Proposed 2019 Budget Presentation. The phrase “free pool pass” should have been written as “four free guest passes”.

A motion made by Tom Nesko to approve the January 28th, 2019 meeting minutes, as amended, was seconded and approved.

President’s Report: Royal Hanson gave an overview of the past year which included the following:

- The annual BBQ and Easter Egg Hunt were well attended.
- Movie night in the park went well until a complaint from the adjoining condominium complex put a hold on the event.
- The newly hired pool manager had to move, and neighborhood resident Sarah Starr was hired as her replacement.
- After research, a loan was taken out to replace the playground.
- The new playground has been installed.
- The money paid by K5 as a deductible for the sign destroyed by a drunk driver was returned after the insurance company sued the driver.
- More signs have been installed in the park/playground indicating the area as private.
- A new lock has been placed on the tennis/basketball courts. Homeowners may contact the board for the code.
- It has been 3 years that the Gators swim team has functioned under the umbrella of the K5 association and there has been an increase in homeowner participation on team.
- The website is functioning well.
- Neighbors are submitting complaints to the board regarding fellow neighbors over perceived covenant violations.
- The board is continuing to pursue updates to the CC&R’s and Bylaws.
- The association is in good financial shape and there are no big-ticket items planned in the near future.

- The board has been looking into the possibility of pursuing foreclosure proceedings for homeowners who are delinquent on dues.

Gator Swim Team Board Report: Pam Zackula and Chris Sather reported the following:

- The head coach from the 2019 swim season will be returning.
- The team moved up to Division 3 but that could change again at the end of the season.
- The team won 3 swim meets.
- 38% of the team is made up of homeowners.
- A feeder program to prepare young swimmers for the team is in the works. They may be called the Gator Tots.

Treasurer's Report: Ashley Gillen distributed copies of the 2018 tax return, income and expense report for 2019, balance sheet, a budget vs. overview for 2016 thru 2109, and the proposed 2020 budget. She also reported the following:

- 20 homes sold in K5 in 2019.
- There are liens on 9 properties due to delinquency in dues payment and more may follow.
- The dues for 2020 will be \$456.
- To be eligible for 4 free guest passes at the pool, dues must be paid in full by April 30th, 2020.
- 75 pool passes will be sold for \$600 each.
- Payroll has increased as the minimum wage was raised.
- She explained line item 6361 is significantly higher because of the possible purchase of an AED for the pool. Sarah Curde has been pursuing a grant through the City of Kirkland for the AED purchase but that is not guaranteed.

A motion made by Tom Nesko to approve the Treasurer's Report, was seconded, and approved.

There was explanation and discussion of the 2020 proposed budget and **a motion made by Tom Nesko to approve the 2020 proposed budget as presented was seconded and approved.**

Pool Report: Sarah Starr reported the following:

- The pool has 14 guards.
- There were 200 children that participated in swim lessons and she expects more for 2020.
- The vending machine is gone creating more room in the lobby of the pool house.
- She would like to purchase new commercial grade lounge chairs for the pool as the standard type wear out quickly.
- 8 guards will be returning, and she made a plea for male guards.
- She is looking forward to getting the pool up and running.
- There have been minor updates to the restrooms to make them fresh and clean.
- Thanks to Dan Lund and James Weinrod, the sound system has been overhauled.
- There was one save of an adult and it ended well.

- She explained the annual 3rd grade swim in which children from John Muir Elementary come to the K5 pool each day for a week for a half hour of swim lessons paid for by the John Muir PTSA.

Park Report: Bill Keating and Dan Lund reported the following:

- New padlocks have been placed on the gates to the tennis/basketball courts.
- Dan Lund has seen some unsavory behavior in the park area.
- One more tree needs to be removed from the lower park area which will help to remove hiding spots of trespassers.
- Homeowners are encouraged to use the park.

Compliance Report: Alan Nelson reported the following:

- He is pleased to have the Gator swim team back under the umbrella of the HOA.
- He explained that the board is researching the possibility of foreclosure proceedings on homeowners who are woefully behind in dues payment.
- He explained passive collection which includes filing a lien, adding a 10% penalty as well as expenses and waiting until the home is sold or refinanced for payment to be made.
- The board has no intention of taking possession of the homes.
- The board will consult an attorney on how to move forward with a foreclosure and that may give the HOA a template to handle possible future proceedings without an attorney.
- It was asked how the board can do this without an attorney. Alan responded that we would consult an attorney and will ensure all appropriate processes and procedures are legally followed.
- There have been complaints of multiple cars parked around the cul-de-sac center curbs. The board has gotten the approval from the City of Kirkland to paint those curbs red.
- In addition to many cars, other complaints have included using homes as air B&B's and some homes that have each bedroom rented to different people – a boarding house.

Nominations for Board of Trustees: Royal Hanson announced that there were 4 open positions on the board due to expiring terms and one vacancy. He explained that specific board assignments are made at the board meeting in February. As there was no Nominating Committee, Jeff Campeau, Alan Nelson, and Susan Schilling all self-nominated. The nominations were then opened to the floor and Susan Schilling nominated Royal Hanson who accepted the nomination. The nominations were then closed, and **a motion made by Tom Nesko to approve the slate of nominees of Jeff Campeau, Alan Nelson, Susan Schilling, and Royal Hanson was seconded at approved. A voice vote approved the slate as presented.**

New Business: Ashley Gillen explained the difficulty in finding a consistent meeting spot for board meetings. She reached out to the manager at Lendemain – a nearby HOA – who agreed to allow the board to meet in their clubhouse. If the meeting proves agreeable to both parties, future meetings may be held there on a regular basis.

A motion made by Tom Nesko to adjourn the meeting at 8:30 pm was seconded and approved.

Approved January 25th, 2021