

Kingsgate 5 Homeowners Association

March 9th, 2020

Board Members Present:

Royal Hanson
Susan Schilling
Sarah Starr
Alan Nelson
Ashley Gillen
James Weinrod
Bill Keating
Jeff Campeau
Sarah Curde

Visitors:

Howard Heflin
J Heflin
Donna Smith

The minutes from the January 9th and February 10th meetings were available for review.

A motion made by Royal Hanson to approve the January 9th, 2020 meeting minutes was seconded and approved.

A motion made by Jeff Campeau to approve the February 10th, 2020 meeting minutes was seconded and approved.

Treasurer's Report: The Treasurer's Reports for January and February were available for review. There was general discussion and explanation of the reports. **A motion made by Sarah Curde to approve the January and February 2020 Treasurer's Reports was seconded and approved.**

Pool Report: Sarah Starr reported:

- 73 pool passes have been paid for.
- Boys and girls bathrooms and shower stalls are being painted.
- Interviews are being set up for lifeguard interviews. 10 of the 14 guards from last year have expressed an interest in returning.
- The calendar has been set up for the pool season.
- Swim team practice times will remain the same as last year.
- Sarah expressed an interest in check-in software for pool patrons. She will send a link for the board to examine possible options.
- There was discussion of how to move forward at the pool if the Corona virus causes disruptions. Will there be refunds? No decision was made, and the board will reevaluate as the season nears.
- James Weinrod reported that the Gators have submitted an article for the newsletter.

Maintenance Report: Dan Lund was unable to attend the meeting but sent a report:

- He has been checking the pool for overflow as well as algae and pinecones.
- He has bricked around the large sign in the park area.
- There is a second large sign for the park area. If the board still wants the sign, he will gather materials and complete the installation.
- He has removed the last tree he had intended to remove from the park area as well as trash clean up.
- He took out the trip hazard in the parking lot near the gate. He also cut out a root and put down new asphalt but may want to redo it as he is not completely satisfied with the result.
- He got the pressure washer tuned up and sold the old one. He will give the money to from the sale to Ashley.
- Posts in court parking lot, cemented and asphalted 8x8 post back in ground, straightened and secured 3 others.
- He got all 8 cameras working and back online in pool house, ready to go if someone wants to investigate other features such as recording or keeping history.

Compliance Report: Alan Nelson reported:

- He had a conference call with an attorney about foreclosure proceedings and was given guidance.
- The attorney recommended to refile liens going back 6 or more years and immediately begin foreclosure proceedings.
- He is crafting an email to a paralegal with questions about what is needed to move forward. Once the necessary documents are gathered the first foreclosure proceeding will begin.
- It was agreed by the board that the HOA will begin with four proceedings on properties with liens less than 6 years in arrears.

Recreation Report: Sarah Curde reported:

- She has been looking into purchasing toys and prizes for the Easter Egg hunt as well as finding a volunteer(s) to be the bunny.
- Due to the Corona virus, the board may decide to cancel or postpone the Easter Egg hunt but will decide closer to the date.
- The BBQ will be held July 12th.

Old Business:

- The K5 application for an AED has been approved. Sarah Curde and Sarah Starr will coordinate pick-up of the device.
- Royal Hanson is waiting to hear back from the attorney about the bylaw changes.

New Business:

- James Weinrod is getting quotes for prices on producing the newsletter. The current cost is approximately \$115 to have 350 copies printed. The board agreed that the cost reasonable.

A motion made by James Weinrod to adjourn the meeting at 7:31 pm was seconded and approved.

Upcoming HOA Board Meetings:

April 13th – Lendemain

May 11th – Lendemain

June 8th – Lendemain

July 13th – K5 Pool

August 10th – K5 Pool

September 14th – K5 Pool

Approved April 13th, 2020