

## Kingsgate 5 Homeowners Association

June 8<sup>th</sup>, 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  
  
Pam Zackula  
Dan Lund

Due to the COVID 19 virus outbreak and a state mandated “stay home stay healthy” order, which prohibits certain gatherings, the board met online via the Zoom application. Notice and how to request an invitation to the meeting was placed on the website.

### Gator Report: Pam Zackula reported:

- No decisions on how or if swim team will happen this summer due to COVID 19 restrictions by the governor on sports activities.
- The team is down to 90 swimmers and she believes the number will continue to fall due to the current state of the virus and parents’ concerns.
- If the team convenes there will be no concessions.
- Midlakes is slated to make an announcement on June 15<sup>th</sup> about the 2020 swim season. There have been many scenarios proposed but nothing is official as of today.
- She will contact the board once Midlakes has made their announcement.

The minutes from the May 11<sup>th</sup> meeting were previously emailed for review. It was noted that in the opening paragraph “Notice and how to access the meeting was placed on the website” should be replaced with “Notice on how to request an invitation to the meeting was placed on the website”. **A motion made by Ashley Gillen to approve the May 11<sup>th</sup>, 2020 meeting minutes as amended was seconded and approved.**

### Treasurer’s Report: Ashley Gillen reported:

- She has paid \$9,000 for pool insurance and health department permits.
- She feels there may be more requests for refunds of pool passes although the board has made no decisions on how these will be handled.
- She continues to make the playground loan payment.
- She has concerns of finances if the shutdown continues and the usual revenues streams are not realized including swim lessons, concessions, and pool parties.

- Dues payments have slowed down.
- There was discussion of the possibility of a partial rebate of insurance as the pool is not being used as it normally would at this time. Ashley will investigate.
- It is exceedingly difficult to make any financial decisions or choices at this time since it is not known if, when, or for how long the pool may be able to be open.

After general discussion and explanation of the budget **a motion made by Jeff Campeau to approve the Treasurer's report was seconded and approved.**

**Pool Report:** Sarah Starr reported:

- She is waiting for direction from the governor about possibly opening the pool.
- Once the pool is open, it is her plan to keep it open as long as possible. Perhaps into September.
- She has begun Zoom meetings with the 12 guards who are all certified. She plans to continue bi-weekly meetings.
- She can do some but not all in-service meetings to help keep guard certification current.
- She has ordered hand sanitizing stations for the pool house walls.
- She has been running through scenarios if/when the pool can open.
- Dan Lund had the pool furnace repaired.
- The pool bot may need to be replaced soon as it is likely not fixable.
- Dan also had the water heater for the shower/sink areas inspected. While it is in fairly good shape, it is 18 years old and there was discussion about asking PSE to replace it while we are still under current service contract with PSE. Ashley will look at the costs of replacing and depreciation schedule of new water heater if the PSE service contract is handed over to new company.
- There was also discussion about moving to a smaller sized water tank per advice of our local plumber, downsizing by 10 gallons to a home unit, which could cost significantly less. No decision was made at this meeting.

**Park Report:** Bill reported:

- Not much going on at the pool/park area.
- Put new tape around entrances to playground.

**Compliance Report:** Alan Nelson and Dan Lund reported:

- Alan has contacted the new attorney about taking over the completion of the Bylaws and CC&Rs updates. He is waiting to hear back.
- He believes there may be 2 abandoned homes in the HOA as well as 2 additional Air BnB type rentals in the HOA.
- He has sent an email to the owner of a home with a very overgrown yard but has not heard back.
- It is difficult to follow up due to the current pandemic conditions.
- Dan has gotten most of the cul-de-sac curbs painted and will finish after the upcoming rain.

- He talked to a homeowner couple who has concerns over the overgrown cul-de-sac circle which APOL does not take care of.
- He also noticed a home that the same couple complained about due to a lot garbage in the driveway.
- He will dismantle and discard an abandoned basketball hoop he found in the south end of the HOA.
- Susan Schilling contacted the City of Kirkland about the home near the pool with a shed supported by tree rounds in a driveway. It is under investigation by the city and she will report any news at a future meeting.

**Recreation Report:** Sarah Curde reported:

- She believes that due to the pandemic, the annual BBQ will likely not happen. There was discussion on possible alternative gatherings, but no decision was made.
- She and Sarah Starr have not heard back from the City of Kirkland about the AED.

A motion made by Alan Nelson to adjourn the meeting at 7:57 pm was seconded and approved.

Upcoming meetings:

07/13/20 – 6:30 – HOA Pool\*

08/10/20 – 6:30 – HOA Pool\*

09/14/20 – 6:30 – HOA Pool\*

\*Meeting place subject to change due to possible restrictions by state or county due to COVID 19.

Approved July 13<sup>th</sup>, 2020