

Kingsgate 5 Homeowners Association

July 13th, 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

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.

The minutes from the June 8th, meeting were previously emailed for review. **A motion made by Ashley Gillen to approve the June 8th, 2020 meeting minutes as amended was seconded and approved.**

Treasurer’s Report: Ashley Gillen reported:

- She has given refunds to 10 pool pass purchasers who requested the refunds due to COVID 19 issues.
- 2 new pool passes were sold.
- Income for the pool will show in July as the pool was closed in June due to COVID 19.
- She expects income for swim lessons and concessions to be low due to the limited number of people allowed at the pool due to COVID 19 restrictions mandated by the state.
- Guards are on duty more hours of the day as pool hours are extended to accommodate more patrons.
- The budget will be tight month by month as there are many unknowns going forward due to COVID 19 restrictions.
- The Gator swim team season has been cancelled due to COVID 19.
- There was discussion about the pool possibly being open in September – the normal closure date is Labor Day. No decision was made, and the topic will be revisited nearer to September.

A motion made by Sara Curde to approve the Treasurer’s Reports was seconded and approved.

Pool Report: Sarah Starr reported:

- The pool has been operating at 25% capacity for 2 weeks due to state mandated COVID 19 restrictions.
- There are 11 lifeguards – 2 that are new.
- A Sign Up Genius sign up system has been implemented to allow people to sign up for swim times for both groups and lap swims.
- Lap swims in the morning have been popular so slots were opened 1.5 hours earlier.
- The pool has been divided into 5 sections – the baby pool being one section.
- Rules allow for one household per 1-hour session.
- There is a disinfectant protocol followed after each swim session.
- All patrons are required to sign a COVID 19 waiver in order to use the pool.
- 148 homeowner or pool pass purchasers have signed in. The average number of swimmers is 5 per section/session. The no-show rate is 6%. There have been 59% of the available slots filled leaving 41% open.
- She has gotten positive feedback on the system in place to allow the K5 pool to operate.
- She has been connecting with patrons to let them know K5 is serious about COVID cleaning.
- There was discussion on how to handle no-shows and it was agreed by the board that if after 5 minutes the patron/homeowner does not show for the session, the slot will be offered to another homeowner/patron.
- Due to an incident where 12 people tried to enter to pool as one family, there was discussion on how to phrase and enforce the “one household” rule due to people arriving with others who obviously did not live in the same household. It was agreed that swimmers must live permanently in the same house – no visiting grandchildren, in-laws, friends, etc.
- She purchased an iPad for the pool which gives guard access to online reservations.

Park Report: Bill Keating reported that the park will remain closed until stage 3 of the state mandated COVID 19 restrictions begins.

Compliance Report: Alan Nelson reported:

- A letter has been sent about a complaint of a truck parked in a side yard which is visible to a neighbor. He has not yet heard back but will send another letter if needed.
- He sent a letter to a house which had a sign of “church home” and he believed to be a business. He believes it may be a group home but will send another letter reminding the homeowner of the “single family dwelling” clause in the K5 covenants.
- As he walks the neighborhood, he has noticed many homes with overgrown yards. He will turn these complaints over the City of Kirkland.
- He received a letter from the attorney K5 is considering using for the Bylaws and covenant updates but believes it may not be in the budget at this time.

Old Business:

- All K5 events have been cancelled due to COVID 19 restrictions.
- A homeowner notified K5 of a damaged mailbox lock. The board believes the post office is required to make the repairs. Ashley will contact the homeowner about progress of the remedy.

The meeting adjourned at 7:56 pm

Upcoming meetings:

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 August 10th, 2020