

## Kingsgate 5 Homeowners Association

August 10<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  
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.

The minutes from the July 13<sup>th</sup> meeting were previously emailed for review. A correction was made under Pool Report. In the third bullet point, it was noted that Mail Chimp should be replaced with Sign Up Genius. **A motion made by Jeff Campeau to approve the July 13<sup>th</sup>, 2020 meeting minutes as amended was seconded and approved.**

### Pool Report: Sarah Starr reported:

- The Health Inspector came to the pool and it passed inspection.
- There were issues with the internet but were corrected with a new Ziplly modem.
- Swim lessons are going well. All sessions are booked and there is a wait list. Income for lessons is on track to be above last year.
- Lap swim has become very popular and Sarah would like to continue this for next year.
- 2 pool passes were sold for the remainder of the season for full price.
- 6 senior Gator swimmers asked to be allowed to have one last gathering – just the 6 swimmers – to say farewell to each other. Since the season was cancelled due to COVID, the board agreed the swimmers should be able to have one last time together as Gators. All protocol will be followed including only the swimmers – no parents or siblings.
- Sarah relayed the story of a man who came to the pool with 6 children, claiming they were all his and he lived in the neighborhood. After some investigation it was revealed that the man was dishonest in his portrayal of the situation. After rude treatment of the guards and disregarding COVID 19 protocols he, and all those with him were asked to leave and will not be allowed back this season.
- She is hoping to be able to keep the pool open at least one week past the traditional close of the pool which is Labor Day.

- Dan Lund reported that the pool cover needs replacement and he is researching a possible grant from Puget Sound Energy. While it is an expensive investment, the old cover is quickly deteriorating and there will be potential savings in the costs of heating and chlorine.
- Dan is also researching a “hard cover” for the pool which is expensive but there may be a grant available for this cover as well. In addition to the cost saving of heat and chlorine, it would also reduce man hours required for certain cleaning tasks.
- He reports there are several minor fixes needed around the pool which should total less than \$1,000.

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

- Quarterly payroll taxes have been paid.
- She is working on gathering necessary information for the CPA to complete the tax return.
- She does not believe there will be much more collected on dues for the year.
- There are no late fees for finance charges accruing for delinquent accounts due to a COVID 19 mandate from the state.
- 15 pool passes have been refunded due to COVID 19 concerns and several have been sold as well.
- She reports that we are under budget for renovations and she would like to hold off on any unnecessary projects. Currently collections are low, and spending is low as well.
- She believes we will have a better idea about the budget and finances after August – all due to COVID 19 mandated limitations on gatherings as well as limits on finance charges and foreclosures.
- She has concerns about dues collection rates for 2021 due to COVID 19.

There was general discussion and explanation of the Treasurer’s Report and a **motion made by Jeff Campeau to approve the Treasurer’s Report was seconded and approved.**

**Park Report:** Bill Keating reported:

- He asked APOL to cut the grass in the ditch along 124<sup>th</sup> Ave NE.
- He has concerns with the locks on the tennis/basketball courts not being relocked after being used. He has had discussions with Jonathan McPherson about possibly putting the code on the website. After discussion, the board believes the code should not be put on the website as it would be too public and K5 is less able to verify homeowner status. Homeowners will continue to contact the board for the code.

**Maintenance Report:** Dan Lund reported:

- He removed an abandoned basketball hoop from a cul-de-sac.
- He will plan to paint more curbs in cul-de-sacs.

**Compliance Report:** Alan Nelson reported:

- He filed a complaint with Air BnB about a K5 home being used as a short-term rental. He received a reply and Air BnB is investigating and will get back to him.
- He filed a complaint about a second home believed to be a short-term rental through Air BnB that was also very unkempt. The home has since been cleaned up.
- He turned 2 homes over the City of Kirkland for overgrown yards.
- He would like to have an updated roster of the homes in K5 that have changed hands – have new owners.
- He has been talking to City of Kirkland about getting permission to paint more cul-de-sac curbs red.
- He will contact the owner who has a pickup truck parked in his backyard in view of the neighbors. He will recommend a fence be built if the owner plans to keep the truck in that area.
- The newest attorney sent suggestions for updating the By-laws and CC&Rs. He will send a synopsis of the findings to the board.
- He let the attorney know that funding is an issue at the moment and may delay K5's ability to move forward at this time.
- He sent another letter to the homeowner who he believes is in violation of the single-family dwelling rule. He is waiting for a reply.
- Susan Schilling will follow up with the City of Kirkland if the shed in the driveway of the house near the pool is not removed at the end of August.

**New Business:**

- James Weinrod suggested a "lite" newsletter to maintain contact with the homeowners of K5. The abbreviated newsletter would include reiteration of the COVID 19 required pool rules as well as a reminder to re-lock the tennis/basketball courts at the end of play. An email will be sent to homeowners with instructions to access the letter on the website. Small notices will also be placed on mailbox stands.
- Ashley will send a map to board members with homes and their lot numbers.

The meeting adjourned at 8:03 p.m.

Upcoming meeting:

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 September 14, 2020