

Kingsgate 5 Homeowners Association
September 14th, 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 August 10th, 2020 meeting were previously emailed for review. **A motion made by James Weinrod to approve the August 10th, 2020 meeting minutes was seconded and approved.**

Treasurer’s Report: Ashley Gillen reported:

- There was discussion and explanation about where the loan payment occurs in the financial statements. Ashley explained that \$1,500 lands in the principal line-item, with the remainder in interest. The total payment is \$2,100 per month.
- The loan balance is now approximately \$100,000.
- We have approximately \$60,000 in capital reserves for the remainder of the year, which should be sufficient.
- We have collected approximately \$138,000 in dues, which is under budget.
- One of the largest past due accounts of a homeowner was collected in August, in full. Alan had questions about where that payment landed on the financial statement. Ashley explained that it is in current dues.
- She reported that 6 liens have been released and 1 filed.
- WE have approximately \$75,000 in past dues with \$20,000 being current year past dues.
- Gas bills are higher than budgeted for the pool. Dan Lund explained that PSE installed a digital meter and the HOA is being charged more accurately. Previously, the HOA was most likely being undercharged.

- There was a discussion of past dues and a discussion of whether letters should be sent to homeowners, and when liens should be filed. Also, the lien filing fees have increased and we should look at increasing the fee that the HOA charges when filing a lien.
- Ashley is in the process of getting all the information to our CPA for tax filing.
- The Gators swim team treasurer has retired. Justin Hendrickson and Sarah Wujick are newly appointed to the board of directors for the team and want to be the new signatories for the bank account
- There was general discussion and explanation of the budget.

A motion made by Alan Nelson to approve the Treasurer's Report was seconded and approved.

Pool Report: Sarah Starr reported:

- Due to smoky conditions the pool closed for the season on September 10th.
- In the month of August
 - There were 1,394 slots for swim reservations.
 - 64% of those slots filled.
 - Of 400 hundred families, 164 used the pool.
- Earnings are above last year for swim lessons.
- 3,200 Clorox wipes and 100 oz. of hand sanitizer were used this season.
- Lap swim was extremely popular, and she would like to offer it again next year -COVID 19 or not.
- For next year she would like a more streamlined check-in system.
- She would like to explore using a different pool service company for next year.
- She would like to order 8 new lounge chairs this year while Costco still has the same style as what is already in use at the pool. The board agreed.
- Guard bonuses will be discussed after the 2020 budget has been prepared.
- She explained the reason K5 pool was allowed to open during the COVID 19 pandemic was because there was someone – Sarah Starr – who was trained and knew all COVID 19 safety procedures and she was able to train all the guards as well. The requirement of at least one trained/responsible person was required to be allowed to open.
- Dan Lund reported that the received notification that a grant for a new pool cover thru Puget Sound Energy had been approved. The grant will cover 75% of the cost of the new cover which he will coordinate with Aquatic Specialties. The old cover is quickly deteriorating, and a new cover will potentially save costs in heating and chemicals.
- He is researching grants for other items such as a winter cover for the pool and a new pump - both which will save on costs over time.

Park Report: Bill Keating reported:

- He has been checking the courts and locking the gates when left unlocked.

Maintenance Report: Dan Lund reported:

- New curbs were installed where he previously painted so he will repaint the curbs as well as one cul-de-sac curb on NE 144th Way.

Compliance Report: Alan Nelson reported:

- He has sent 5 letters to the top 5 delinquent homes.
- Contacting the City of Kirkland to address unkempt homes in K5 has worked well in homes being cleaned up.
- He will apply to the City of Kirkland to allow an additional cul-de-sac curb to be painted red.
- There is a home where a fence is being built in the front yard up to the curb. He will investigate.
- The shed in the driveway on NE 144th St has been removed.

Recreation: There was discussion on how or if to plan for any Halloween celebrations during the COVID 19 pandemic. Due to low participation for the virtual Easter Egg hunt and poor attendance at past Autumn celebrations it was decided that the HOA will most likely not participate in any Halloween festivities. This will be revisited at the October meeting.

Old Business:

- There is no update on the AED.
- The By-laws revision is on hold for budgetary restrictions due to COVID 19.
- The newsletter is on the website. Old newsletters will be archived as new newsletters are added. There are no plans to have a printed newsletter.

New Business:

- There was discussion about the annual meeting, and it is believed it should be planned as virtual, using Zoom. Details will be planned later how about to notify the homeowners as well as how to collect proxies.

The meeting ended at 8:17 pm.

Upcoming meeting:

10/05/2020 – 6:30 – Zoom*

11/09/2020 – 6:30 – Zoom*

12/07/2020 – 6:30 – Zoom – this meeting will be cancelled if there is no business to attend to.

Meeting place could change if restrictions surrounding COVID 19 are changed.

Approved October 5th, 2020