

Kingsgate 5 Homeowners Association

January 11th, 2021

Board Members Present:

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

Visitors:

Carissa Haws
Nate Curde
Dan Lund

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

The minutes from the December 7th, 2020 meeting were previously emailed for review. A correction was noted under "Visitors". The name Jeff Curde should have read Nate Curde. **A motion made by Sarah Starr to approve the December 7th, 2020 meeting minutes as amended was seconded and approved.**

Treasurer's Report: Ashley Gillen reported:

- She made an extra \$5,000 payment towards the principal on the playground loan for 2020.
- Annual billing for dues was mailed on January 1st.
- The year ended with \$157,000 – slightly over budget. This happened in part to several homeowners with large overdue balances paying in full.
- Administrative fees ended the year under budget.
- She explained that although one payment is made each month towards the playground loan, principle and interest are each pulled from different line items.
- The playground loan is being paid off a little faster than planned.
- The new pool cover has been paid in full and documentation has been sent to PSE for reimbursement.
- Cash reserves are approximately \$37,000 over last year and reserve minimums are met.

There was general discussion and explanation of the budget and **a motion made by Sarah Starr to approve the Treasurer's Report as presented was seconded and approved.**

2021 Budget: There was general discussion of the 2021 previously prepared budget for presentation at the 2021 annual meeting.

Pool Report: Sarah Starr and Dan Lund reported:

- The new pool cover has been put on the pool and Dan will attempt to make a cover for the baby pool using a piece of the old cover.
- They are considering using a different company for pool service and have been meeting with Orca pool specialists and they were pleased with the interactions. Kingsgate 3-4 uses this company and is very satisfied.
- One difference they feel is important is that Orca uses liquid chlorine instead of pellets which means the guards do not have to handle chemicals.
- If they choose Orca as the pool service, they will need to look at reworking the pumproom and permitting associated with the possible changes. They believe the cost of those changes will be made up in cost savings in other areas including fewer deliveries of chemicals needed.
- They are still calculating costs of moving to Orca and will present their findings at a future meeting.
- There is also the possibility of a grant for the pumproom – similar the pool cover grant, which is being explored. PSE suggested a new pump system which is more efficient and uses only one pump instead of 2.
- Dan believes that if we choose to change pool companies, upgrade the pumps, and there are no major issues with engineering or permits, it is possible to have this completed before the 2021 swim season.
- Sarah is working on information and wording for the website. It is challenging to prepare information as COVID may affect several aspects of the pool season including when it will be allowed to be opened.

Gators Report: James Weinrod reports that all is quiet in the world of swimming due to the COVID pandemic. At this point he is unsure what the 2021 swim team season will look like.

Park Report: Bill Keating reported:

- There are chips on the surface of the basketball court and there is moss on the court. Dan Lund is aware of the chips but is unable to contact the installer for a remedy. He can clean the courts of the moss.

Compliance Report: Alan Nelson reported:

- He has notified the City of Kirkland about a camper that seems to be permanently parked in an area of K5.
- He has also emailed the owner of a rental home that has had several very loud parties.
- He will follow up with the City of Kirkland about the home with a newly erected fence in the front yard.
- Homeowner Carissa Haws brought to the attention of the board cars that she believes belong to tenants of the apartments parking on the dead end and using the open fence of K5 to walk to their homes. She would like K5 to remedy the situation by putting a gate on the fence which currently has none.

Old Business: Various reporters:

- Sarah Starr will work on retrieving the AED granted to the K5 pool by the City of Kirkland.
- The Bylaw revisions are still on hold until a clearer picture of finances emerges.
- The upcoming annual meeting will be opened at 6:00 pm to begin the proxy and homeowner verification process.
 - Nate Curde will create break out rooms for proxy verification.
 - There was discussion on how the meeting will run. Royal will do much of the talking to keep the meeting flowing.
 - Carissa Haws notified the board that she would like her name to be placed on the ballot. There will be 3 open positions voted for at this meeting.
 - If possible, there may be a polling question to those at the meeting to add a sense of fun and community to the meeting.

New Business:

The board received a letter from Veronica Guzman about accessing the lower park area for her school's students at the Global Ideas School. She is looking at purchasing the old firehouse and would like to be able to use the lower field. The board's discussion of pros and cons included the following:

- Would access include playground/pool?
- What is the liability associated with this type of use? The school owner says they have an exceptionally large insurance policy for this type of use.
- What would be charged for the use?
- Are they aware of the drainage issues with the lower park?
- Could this be a possible income source to help correct issues in the lower park?

It was decided that more information is needed from Ms. Guzman. James will craft a letter to her with these and other questions to get clarification.

The meeting adjourned at 8:35 pm.

Upcoming meeting schedule:

01/25/2021 – 7:00 pm– Zoom* - Annual Meeting

02/08/2021 – 6:30 pm – Zoom*

03/08/2021 – 6:30 pm – Zoom*

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