

Kingsgate 5 Homeowners Association

February 8th, 2021

Board Members Present:

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

Visitors:

J Heflin
Sarah Wujick

Due to the COVID 19 virus outbreak and a state mandated “Healthy Washington” 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 January 2021 board meeting minutes were unavailable for review due to a technical issue and will be reviewed at the March board meeting.

Board Assignments: At the annual meeting there were four nominees for three open positions on the Board of Trustees. All four nominees were voted in by the K5 homeowners. **A motion made by Royal Hanson to seat the three board members who stood for re-election at the 2021 annual meeting was seconded and approved.** Those members are Jeff Campeau, Sarah Starr, and Sarah Curde. Royal Hanson announced his resignation from the K5 Board of Trustees. **A motion made by James Weinrod to nominate Carissa Haws to replace the vacancy created when Royal Hanson resigned the K5 Board of Trustees, was seconded and approved.**

The board members present discussed placement for each member on the board and agreed to the following placements:

- President – Jeff Campeau
- Vice President – Sarah Curde
- Treasurer – Ashley Gillen
- Secretary – Susan Schilling
- Compliance – Alan Nelson
- Park Trustee – Bill Keating
- Pool Trustee – Sarah Starr
- Recreation – Carissa Haws
- At-Large – All board members
- Communication – James Weinrod

A motion made by Ashley Gillen to approve the placement of positions for the K5 Board of Trustees as presented was seconded and approved.

Gators Report: Gator swim team President Sarah Wujick reported:

- The team is awaiting decisions by the Midlakes League on possible COVID restrictions before deciding how to proceed with the upcoming swim season.
- She and Pool Trustee Sarah Starr are discussion ideas on how to open the pool safely and stay within regulations for COVID.
- She reiterated that she and Sarah Starr are not wanting to over plan at this point, rather they are brainstorming, not planning.

Treasurer's Report: Ashley Gillen was called away from the meeting and will present the full Treasurer's Report at the March Board meeting. She and the board agreed that authorized check signers for the Gators swim team will be K5 Board President Jeff Campeau, K5 Board Treasurer Ashley Gillen, K5 Board Secretary Susan Schilling, Gator Swim Team President Sarah Wujick, and Gator Swim Team Treasurer Justin Hendrickson.

Pool Report: Sarah Starr reported:

- A representative from Washington State Department of Health is keeping Sarah updated on COVID information regarding the pool.
- She is in contact with lifeguards and believes that 8 may be returning.
- She is happy with the new pool cover.
- She has had to lower the level of water in the pool due to heavy rain.
- She is contacting pool pass purchasers and letting them know that K5 is waiting on moving forward with renewals until more is known regarding COVID restrictions.
- As demand is still high for pool passes, she is letting people know they are still on the wait list even though pool opening is uncertain at this time and notice of opening may not occur until May 1st.
- She is hoping to open on Memorial Day weekend.
- There was discussion of the swim team possibly using the lower park for conditioning.

Maintenance Report: Dan Lund was unable to attend the meeting but did submit a written report summarized below:

- Pool - Joe (Engineering Contractors Northwest) and Katt (from Orca Pacific) are moving forward documenting specifics necessary for Health Dept to submit for approval for possible chemical and pump changes. Otherwise, just generally trying to keep the pool deck clean and vacuuming out water to keep the waterline from flowing over the top.
- He has gotten quotes ranging from \$1,500 to \$2,000 to complete the fence that separates K5 from the Kingsgate? apartments. He believes he can complete the project for about \$400 in time and materials. He will see if his schedule allows for him to complete the project.

- He was questioned by one of his neighbors about a boat parked in the driveway of a neighbor and how we can let the boat owner know to move the boat out of sight.

Compliance Report: Alan Nelson reported:

- He has been in contact with an attorney about revising the CC&Rs and Bylaws. He was directed to a new section of the Revised Code of Washington (RCW) regarding the standardization of HOAs. He shared the link to the RCW and asked board members to review the information, particularly part 3 of the code and discuss at the March board meeting.
- He received an email from the City of Kirkland stating the issue of a motorhome parked on an easement has been resolved but in fact it has not. He will again reach out to the City and report at a future meeting.

Recreation Report: Due to COVID restrictions there was no report although homeowner Tracy Joshi has reached out with an offer to help with ideas that would fall within guidelines. There was discussion of an Easter Egg Hunt having board members hide eggs in yards of homeowners who ask or giving “kits” to homeowners to hide for themselves. Ideas discussions will continue.

Old Business:

- Sarah Curde and Sarah Starr will try to find out how to retrieve the AED from the City of Kirkland.
- James Weinrod sent a letter to the Global Ideas School for more clarification on possible use of the lower park but did not receive a reply.

New Business:

- The suggestion by a homeowner for a cover for the tennis court was tabled as no information has been presented.

A motion made by Sarah Curde to adjourn at 8:15 pm was seconded and approved.

Upcoming meeting schedule:

03/08/2021 – 7:00 pm – Zoom*

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

Approved March 8th, 2021