

Kingsgate 5 Homeowners Association

March 8th, 2021

Board Members Present:

Carissa Haws
Susan Schilling
Sarah Starr
Alan Nelson
Ashley Gillen
James Weinrod
Bill Keating
Jeff Campeau
Sarah Curde

Visitors:

J Heflin
Howard Heflin
Royal Hanson
Dan Lund

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 and February 2021 meeting minutes were emailed to all board members for review and a **motion made by Alan Nelson to approve the January 11th, 2021 and the February 8th, 2021 meeting minutes as amended was seconded and approved.**

Treasurer's Report: Ashley Gillen presented the January and February balance sheets and reported:

- Collection of dues has been particularly good and about 2/3 of the budgeted amount has been collected as of February.
- The new check signers met at the bank and completed the process to allow those designated to sign checks.

There was general discussion and explanation of the budget and a **motion made by James Weinrod to approve the January 2021 and the February 2021 Treasurer's Report was seconded and approved.**

Pool Report: Sarah Starr and Dan Lund reported:

- They are working on getting the pump project completed.
- Dan explained the new pumps – 1 larger vs. 2 smaller – and he recommends having 2 smaller which will save on energy and are variable speed. Also, with a single pump if it breaks there is no back up. He estimates the cost of the project to be approximately \$8-9,000 but thinks that a PSE grant may be possible to help lower the cost.
- He and Sarah both like the newer system as well for the fact that chemical disbursement will be a hand- off process.
- After Dan gets the estimate, he will report to the board for how to move forward and Sarah will work to get the grant.

- Sarah is checking daily on updates for phase requirements to open the pool.
- She believes there will still be similar COVID protection protocols to follow- mask wearing and cleaning/sanitizing - but believes there may be some easing of restrictions compared to last year.
- She is interviewing 5 guards for 2 open positions.
- She is going to try a new system of training guards by having head guards and guards in training who will be able to step into the role of head guard to consistently have trained head guards ready to go.
- New deck boxes have been delivered.
- Masks and shields for guards are ready.
- She would like hand sanitizing stations for several areas of the pool.

Park Report: Bill Keating reported that the private school will not be purchasing the fire house so possible use of the lower park is no longer a question.

Recreation Report: Carissa Haws reported:

- After discussion by the board, it was decided that the Easter Egg Hunt will not happen this year and Carissa will craft a letter letting the homeowners know, but there may be an early summer celebration, depending on COVID restrictions.

Old Business: Various board members reported:

- There was discussion of the possible Bylaw revisions statute and it was agreed that due to the complex nature of the issue, a discussion with an attorney about the pros and cons would be necessary. Alan will reach out to the attorney and invite him to a board meeting for that discussion.
- Alan has been waiting to hear back from the City of Kirkland about the RV parked in front of a K5 home.
- A neighbor brought the attention of the board a boat parked in a driveway. Alan will talk with the homeowner.
- Dan Lund got quotes to complete the fence at the top of the hill by the apartments, as people are using this area to park and then walk to their apartments. The estimate was for \$1,500 without a gate and \$2,000 with a gate. Jeff Campeau will investigate this and report at a future meeting.
- Sarah Curde is getting close to being able to pick up the AED for the pool.

New Business: Various board members reported:

- The board is not consistently getting emails sent from homeowners to the board@ address.
- There was discussion of paying for snowplows to plow neighborhood streets when needed. After discussion it was decided that the HOA will not take on this task due to cities not wanting various people out plowing streets. It was noted that a homeowner can call the City of Kirkland and request their street be plowed, but it is not a guarantee the street will be plowed.

- A homeowner contacted the board about the fence in their backyard that separates them from the park. This will be a costly repair as the fence separating the 3 homes from the park is quite long. Dan will get at least 2 bids and will also try to salvage at least some of the posts. The board agreed it should look like the fence along 124th Ave NE.

A motion made by Sarah Curde to end the meeting at 8:16 was seconded and approved.

Approved April 12, 2021