

**Kingsgate 5 Homeowners Association**

**April 12<sup>th</sup>, 2021**

**Board Members Present:**

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

**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 March 2021 meeting minutes were emailed to all board members for review and a correction was noted under "Board Members Present" to move Royal Hanson's name to visitors and add Carissa Haws to "Board Members Present". **A motion made by Sarah Curde to approve the March 8<sup>th</sup>, 2021 meeting minutes as amended was seconded and approved.**

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

- It is time to upgrade Quick Books software which she will do, and it will cost between \$300-500
- Due's collection has been good.
- Directors Insurance has been paid.
- The deposit to Orca has been paid.
- She expects large income collection for pool pass renewals.
- She also spoke to the problems with the board getting emails from homeowners and the importance of correcting this issue. James Weinrod will contact Jonathan McPherson to work on a remedy.

**A motion made by Sarah Curde to approve the Treasurer's Report as presented was seconded and approved.**

**Pool Report:** Sarah Starr and Dan Lund reported:

- Orca has provided a plan for replacing the pool pump which will require an engineering report and inspection by the department of health.
- Dan chose a pump which will be better for quicker repairs and the down payment has been made and the pumps ordered.

- Sarah Starr will pursue a grant for reimbursement for this project, but the HOA will go forward with the project whether or not the grant is approved.
- 3 new guards have been hired bringing the total to 12.
- Meetings and trainings for the guards will be coming in the weeks ahead.
- She is looking forward to opening the pool with less restrictive COVID protocols.
- There was discussion of planning for swim team, lessons, and open swim scheduling.
- The pool shed and closet have been cleaned out and organized as well as new deck boxes have been assembled.
- There are 21 on the pool pass wait list.
- Pool pass purchasers payments are due May 1<sup>st</sup>.
- Sarah Curde is continuing to work on getting the AED.

**Park Report:** Bill Keating reported:

- There is still gravel splashing onto the courts.
- Wood chips under the swings are very low and need to be raked back underneath.

**Maintenance Report:** Dan Lund reported:

- He has gotten 3 bids to replace the fence along the south side of the lower park. The posts that are there are only 5 feet tall – 6 is the norm. The cost ranges from \$14,361 to \$15,239. The board believes this is a high cost for 3 houses that back up to the park and tentatively agreed to cover 50% of the cost with the caveat that all 3 homeowners and the HOA must be in agreement with this sharing of the cost. Dan will reach out to the homeowners and report at the next meeting.

**Compliance Report:** Alan Nelson reported:

- The RV is gone from the front yard of a home.
- The boat in a driveway has been removed.
- He has not seen the cars parked in the cul-de-sac with red painted curb but asked for board member who see it to take a picture and he will follow up.
- He will meet with Carissa and discuss the possible changes to the Bylaws through the RCW.

**A motion made by Alan Nelson to adjourn at 8:12 pm was seconded and approved.**

**Approved May 10<sup>th</sup>, 2021**