

Kingsgate 5 Homeowners Association

May 10th, 2021

Board Members Present:

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

Visitors:

Howard Heflin
J 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 April 2021 meeting minutes were emailed to all board members for review and 2 corrections were noted. An “l” was missing from the heading of Pool Report and the third bullet point under Pool Report read “30%-40% of the pump project will be reimbursed in the form of a grant from PSE.” This was corrected to “Sarah Starr will pursue a grant for the reimbursement for the project, but the HOA will go forward with the project whether or not the grant is approved.”

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

Treasurer’s Report: Ashley Gillen shared her screen for the balance sheet and income and expense reports and reported:

- Total amounts are typical for this time of year.
- She has upgraded to Quick Books.
- 3 liens have been released and 4 added.
- Payments have been made for 61 of the 65 pool passes for purchase.

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

Pool Report: Sarah Starr reported:

- She is preparing to open the pool with the phase 3 restrictions that are in place by the State of Washington. While these restrictions are less severe than last year, there will still be protocols to follow but she is confident the pool season will be closer to “normal”.
- The new chlorine system has been installed and she is happy with result. She has also had training for the new system with ORCA.
- The Gators swim team will have a season!

- She is working with the team as they would like to have all lanes of the pool for practice, but the current plan is to have one lane open for lap swim which was very popular last year. She will work on a solution.
- The pool heater has been serviced.
- The website has been updated by Jonathan McPherson with the newest COVID guidelines.
- The guards will have an in-service and CPR training day soon.
- Swim team will take to the pool May 24th and May 29th the pool will open for all.
- The AED has arrived! Sarah Starr and Sarah Curde will investigate purchasing a wall mounted case for the unit.
- Sarah and Dan Lund would like to put a lock box at the pool house for the convenience of homeowners and pool pass purchasers.

Park Report: Bill Keating reported:

- He cleaned the courts of debris.
- The areas under the swings have been filled in with bark.
- Dan Lund will clean the court with a bleach solution recommended by the installer – a pressure washer is too harsh and may damage the courts.
- There is a garbage can missing from the lower park.

Maintenance Report: Dan Lund reported:

- The chain link fence appears to belong to the City of Kirkland. Jeff has asked the city if a no parking sign can be placed in the area.
- Concerning the fence on the south side of the field – Dan has spoken with residents of the of the 3 homes that back up to the park. One has agreed to share the cost of the fence, the 2nd was irritated with the question. He has not been able to get a hold of the 3rd homeowner, so the project is tabled for now.

Compliance Report: Alan Nelson reported:

- He met with Carissa Hawes about changes to the proposed Bylaw changes suggested by the attorney.
- He attended a meeting held by Kingsgate 3-4 HOA about changes they have made to the management of their association, namely hiring a property management firm to manage several aspects of the HOA including compliance and website hosting. He felt the services were impressive but were also costly.
- He learned of an RCW that has 4 requirements regardless of when the association was incorporated.
- Though we have not adopted the new RCW for the HOA and are not subject to its covenants, there are a few rules and regulations that we are subject to:
 - The RCW 64.38.095 (RCW 64.38 covers homeowners associations) states that regardless of when HOA were established, they are governed by 4 separate provisions of RCW 64.90: RCW 64.90.095, 64.90.405 (1, b & c), 64.90.525, & 64.90.545.
 - 64.90.095 – This is provision that allows existing HOA's to opt into the Washington Uniform Common Interest Ownership Act (WUCIO) and the mechanism to achieve that if so desired.

- 64.90.405 – This is the provision that states that we must adopt a budget and impose assessments for common expenses, which we already do. The only difference is that, going forward we must ‘break down’ the budget with regards to overage or underage, with regards to our reserves and calculate that per lot.
 - 64.90.525 – Further clarifies what needs to be in the budget (the only thing that we are missing is what I described above, the approval process (which we already do), and one other interesting item; special assessments can be proposed and approved as part of the budget approval process.
 - 64.90.545 – Reserve studies need to be done every three years.
- He also learned of a court case from several years ago about governing documents that limit dues increases to CPI have been deemed unconstitutional in the state of Washington.
 - If dues increases are budgetary and income can be raised then there are larger projects that could be addressed, i.e., the lower park which has been an issue for year.
 - There was discussion of the changes happening in the K5 neighborhood and what is our long-term vision for the neighborhood and perhaps the board should work on framework for this long-term vision.
 - What are we trying to accomplish as a board for the neighborhood and should we have a mission statement to work toward that goal? How are we evolving our mindset as the neighborhood begins to change?
 - Should we begin to build a framework for the long-term goals of the HOA.
 - He will research a possible mission statement for the HOA.

A motion made by Alan Nelson to adjourn at 8:07 was seconded and approved.

Approved 6/23/2021