

## Kingsgate 5 Homeowners Association

June 13<sup>th</sup>, 2021

### Board Members Present:

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

### Visitors:

Howard Heflin  
J Heflin  
Steve Starr  
Elizabeth Bryant

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 May 2021 meeting minutes were emailed to all board members for review and a correction under **A motion made by Ashley Gillen to approve the meeting minutes as amended was seconded and approved** – the motion was made by Allen Nelson.

**A motion made by Ashley Gillen to approve the amended May 2021 meeting minutes was seconded and approved.**

### Signage Update Proposal:

Homeowner Elizabeth Bryant contacted the board previously with a presentation to update Kingsgate 5 signage. There was discussion between the board members, Elizabeth, and guests. She sent a detailed PDF to the board members outlining her plan.

- Elizabeth believes the current K5 signage is deteriorating and outdated, and she would like to have new signage that aligns with the growth of the neighborhood and creates a cohesive update of Kingsgate.
- She shared her proposal with Kingsgate 1/2 and Kingsgate 3/4 as well.
- The company she contacted for the current proposal is Messenger Corporation. Ashley Gillen informed the group that as a policy, the board usually has 3 bids especially on higher cost projects.
- The signs range in price from \$5,000 to \$20,000 per sign and she is proposing 8 signs to be replaced at a cost of approximately \$10,000 per sign. The new sign(s) would not likely be larger than the current signs.
- There was discussion of the possibility of a “grand” sign at the old monolith site with no entrance signs where currently there are 6.
- There was discussion of focusing the new signage at the pool.
- There was discussion of the permitting process as K5 spans two cities.
- As this is a very costly project there would have to be planning in the budget for such an expenditure which would likely take a year or more to complete.

The board appreciated the work that went into the preparation of the presentation, but no decision can be made until the budgeting process has been addressed and the homeowners notified. She and Alan Nelson will continue to follow up on this proposal and process.

**Treasurer's Report:** Ashley Gillen shared the Balance Sheet and Income and Expense Report and reported:

- Non homeowner/pool pass purchasers were able to purchase pool passes via PayPal – she is working to correct this issue.
- Most expenses are typical for this time of year.
- There was discussion of an updated Reserve Study and the board agreed that an updated report should be made at this time as we have made several neighborhood upgrades since the last study. She will schedule the procedure.

There was general discussion and explanation of the Treasurer's Report and **a motion made by Alan Nelson to approve the Treasurer's Report was seconded and approved.**

**Pool Report:** Sara Starr reported:

- Families are very happy with pool being opened with fewer restrictions.
- There are 12 guards – 3 who are new.
- Following current COVID restrictions – 28-30 people allowed in the pool at one time and when that limit is reached, she will start a wait list and let people know when spots become available.
- The Gators swim team has been great to work with and are following all COVID protocols.
- The board would like a Gator team representative to attend board meetings, especially during swim season.
- The first swim lesson session is full with a wait list and the second session is nearly full.
- Credit card transactions for pool parties, concessions, and guest fees are working well using the Square app. It also helps to keep track of inventory.
- There was discussion of security using the app and Steve Starr explained some of the safety protocols in place to protect against fraudulent activity.
- The new chemical system is going well – the guards do not have to touch anything, and the water is clear and bright. She also is very happy with ORCA customer service.
- PSE has approved a grant for \$7,600 toward new variable speed pumps.
- The AED has been installed in the office!

**Park Report:** Bill Keating has investigated options to clean the court. He will contact Dan Lund who is planning to complete the work.

**Recreation:** Carissa Haws was unable to attend the meeting, but various board members discussed possible recreation ideas that they will share with Carissa who will decide how or whether to move forward with these ideas. Some suggestions were:

- Discussion of a possible “popsicles at the pool/park” event.
- Possibility of a food truck for a 4<sup>th</sup> of July celebration using the lower park area or perhaps for a late August event.
- Ashley will connect with Carissa about ideas discussed at the meeting.

A motion made by James Weinrod to adjourn at 8:25 pm was seconded and approved.

Upcoming meeting schedule:

7/12/2021 - K5 pool – 6:30 pm

8/09/2021 – K5 pool – 6:30 pm

9/13/2021 – K5 pool – 6:30 pm

**Approved July 12<sup>th</sup>, 2021**