

## Kingsgate 5 Homeowners Association

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

### **Board Members Present:**

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

### **Visitors:**

J Heflin  
Donna Smith  
Steve Starr  
Royal Hanson  
Sarah Wujick  
Tran Nguyen

The meeting occurred at the K5 pool, and the June 2021 meeting minutes were emailed to all board members for review and a correction was noted under the meeting minutes. Treasurer's Report should have read Meeting Minutes. **A motion made by Ashley Gillen to approve the June 2021 meeting minutes as amended was seconded and approved.**

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

- Spending for the pool is increasing as normal for this time of year.
- Bank fees were over budget but that may be because of fees for the Square account.
- She will monitor the fees and the account and will adjust the budget for next year.

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

**Pool Report:** Sarah Starr reported:

- On June 30<sup>th</sup>, COVID capacity limits were lifted as well as mask and distancing restrictions although she is asking that masks to be worn in the restrooms.
- She was able to find chlorine during the supply shortage.
- The pool cleaning bot has died, and a replacement is needed.
- The Square payment system is working well and provides valuable information on inventory, and purchases.
- Swim lessons are very popular and there is now a wait list.
- There was discussion of possibly offering toddler swim lessons next year.

**Gator's Report:** Team representative Sarah Wujick reported:

- She thanked the HOA for their partnership with the Gators swim team.
- She would like to talk about the lap lane used by non-team swimmers during Gator practice. Perhaps moving the lap swim to a different time to accommodate more swim team members was discussed and will be revisited later in the year.

- The team is following COVID protocols as explained by Sarah Starr.
- The last regular season meet will be on July 20<sup>th</sup>.
- She asked if the team may use the lower park for an end of season swim team party and the board agreed the request.
- Looking ahead to next year, the team may move to 4 day a week practice.

**Pool Report:** Bill Keating reported:

- The tennis court looks good.
- The basketball court is deteriorating and has more chips in the surface.
- There was discussion of getting an auto-locking mechanism for the gate to help ensure the gates are locked more regularly.

**Maintenance Report:** Dan Lund reported via email:

- He is nearly done with cleaning the courts although it is taking much more time than anticipated and he would like to devise a better solution that takes less time or find someone willing to pressure wash for several hours.
- Pool pump change out is still in progress.
- The engineer for the pump is a bit behind on his paperwork to PSE, but he expects all to be completed as soon as King County responds to the engineer.
- He will investigate getting better lock for the gates to the courts.

**Compliance Report:** Alan Nelson reported:

- He has been working on a mission statement for the HOA and distributed a handout of what he has been working on.
- There was discussion of expectations of the homeowners especially now with very high home prices. Is the board obligated to do more to improve the neighborhood and common areas as well as enforce compliance issues due to the turnover in homeowners and because of the inflated home prices?
- There was discussion about the fines for infractions being very low and not a deterrent to breaking HOA rules such as homes in disrepair and RV parking. How can those fines be raised.
- Alan Nelson will contact a different attorney for an opinion on how the new RCW may apply to the K5 HOA. He wants to be sure to follow the law and will report at a future meeting.

**Recreation Report:** Carissa Haws reported:

- The summer BBQ will be on August 5<sup>th</sup> from 5:30-8:30 pm.
- She would like a food truck and has been in communication with a vendor she likes.
- The meal will be paid for by the HOA and a check-in and ticket system will be in place to help assure attendees are homeowners.
- There will be games for children – bubbles, hula hoops, jump ropes, etc. To help keep costs down there are no planned games for adults.
- She is reaching out to local fire departments to see if a fire truck may be able to be on display.
- Most board members present agreed to help with set-up and clean-up.
- Carissa will check on the possibility of kid's meal pricing.

**Old Business:**

- Options for connecting homeowners via social media was raised by a visitor as another way for visitors to interact. Steve Starr is familiar with this type of technology and will work on it.
- There was discussion of new signage as presented at the last meeting. **A motion made by Ashley Gillen whether to move forward on new signage was seconded and approved. A vote of board members present was 3 yes, 5 no, 1 abstention.** After discussion it was agreed that the HOA will not be moving forward with new signage and Alan Nelson will contact Elizabeth Bryant to let her know. The board stressed their appreciation for the time and effort Elizabeth put into the investigation and report but feels at this time new signage is not in the best interest of the HOA and funds would be better spent looking into what steps it would take to make the lower park more useable.

The meeting ended at 8:47 pm.

Upcoming meetings:

8/02/2021 – K5 pool – 6:30 pm – 1 week earlier than normal to plan for annual BBQ.

9/13/2021 – K5 pool – 6:30 pm

Approved 08/02/20201