

## Kingsgate 5 Homeowners Association

August 2<sup>nd</sup>, 2021

### Board Members Present:

James Weinrod  
Sarah Starr  
Sarah Curde  
Susan Schilling  
Ashley Gillen  
Alan Neslon  
Carissa Haws

### Visitors:

J Heflin

The meeting occurred at the K5 pool, and the July 2021 meeting minutes were emailed to all board members for review. **A motion made by Carissa Haws to approve the minutes as presented was seconded and approved.**

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

- Bank fees remain higher than normal mainly due to the Square app used by patrons for payments made at the pool. While the fees are higher than other apps, there are benefits such as inventory information and tracking of expenses which save time. Budget planning will take this expense into account.
- The natural gas bill is quite low which may be in part to the very warm weather and fewer patrons using the showers.

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

### Pool Report: Sarah Starr reported:

- The 4<sup>th</sup> session of swim lessons has begun.
- The new bot to clean the pool has been purchased and is working wonderfully.
- Chlorine deliveries have resumed as normal following the shortage.
- Some guards are beginning to leave as college will begin soon.
- Lap swim will continue.
- Sarah shared some statistics for the pool to date:
  - 3,253 units sold from iPad sales
  - Drumstick ice cream treats are the most popular item with ice cream sandwiches in 2<sup>nd</sup> place. No info on the bronze medalist for this category.
  - 87% of transactions are by credit/debit card.
  - 102 sales on phone or watch.
  - 1,550 treats have been sold.
  - 224 guest fee payments.
  - 43 sets of goggles sold.

- The Gator freezer seems to be failing.
- A new freezer will need to be purchased for frozen treats at the pool.
- The board agreed that the BBQs are no longer needed at the pool and can be disposed of. Sarah Starr will investigate a buy nothing option. The Gators will also be asked to remove their BBQ.
- Sarah S., Ashley Gillen, and James Weinrod will meet with the Gator representation to review how this season went and to prepare for next year.

**Compliance:** Alan Nelson reported:

- A homeowner who is keeping chickens and or a rooster has been sent a letter to remove them as they are not allowed per the covenants.
- Alan has concerns about a home that is transitioning into an adult family care home. It appears they are researching putting in a second driveway which may lead to issues with the next-door neighbor. He will monitor the situation.
- Alan, Ashley Gillen, and Carissa Haws will meet with an attorney about restarting foreclosure proceedings and updating the HOA legal documents.

**Recreation Report:** Carissa Haws reported:

- The BBQ will be Thursday, August 5<sup>th</sup>, from 5:30-8:30 pm.
- Ashley and James will set up a table to check in homeowners/pool pass purchasers and give tickets for the meal paid for by the HOA.
- The fire department has been invited to attend as their schedule allows.
- Homeowners who are past due on dues payments will be able to attend but will pay for their meals.
- If homeowners and renters show up the group assigned pool privileges will have the free meal and the other may purchase a meal.

**Old Business:**

- Ashley has signed the agreement for the reserves study, but it will take time to gather the many documents required to complete the study. Documentation for all large purchases and improvements since the last study must be assembled.
- Ashley said the reserve account is quite large and would like us to explore ideas for possible large improvements to the HOA. Homeowners will also be asked for ideas.

**A motion by Carissa Haws to adjourn the meeting at 7:43 was seconded and approved.**

Upcoming Meetings:

9/13/2021 – Pool

10/11/2021 – Venue to be determined.

Approved September 13<sup>th</sup>, 2021