

Kingsgate 5 Homeowners Association
September 13th, 2021

Board Members Present:

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

Visitors:

J Heflin
Howard Heflin
Donna Smith
Royal Hanson
Amanda Launay

Due to the surge in COVID 19 cases, the board agreed to hold the meeting via Zoom. Notice and how to request an invitation to the meeting was placed on the website.

The board meeting minutes from the August 2021 meeting were previously emailed for review and **a motion made by Ashley Gillen to approve the August 2nd, 2021, meeting minutes was seconded and approved.**

Treasurer's Report: Ashley Gillen shared the Treasures' Report and Income Statement and reported:

- The budget is over on income for the pool due to the good work of Sarah Starr.
- Due to the gates continually being left unlocked on the tennis/basketball courts, Dan Lund has researched new locks with the prices ranging between \$2,500 and \$4,500. This will be paid from the park budget.
- The pool has been mainly within budget.
- The HOA is on a good pattern for upkeep by planning for 1 or 2 projects per year. This pattern will help avoid a year that may require several large projects to be completed in a single year.

After general discussion and explanation of the budget **a motion made by Bill Keating to approve the Treasurer's Report was seconded and approved.**

Reserved Study: Ashley Gillen reported:

- All the necessary information has been given to the company. It was a very large task as 5 years of information had to be gathered.
- A preliminary report - or rough draft - has been received and Ashley is questioning some of the recommendations at they are projects that have been completed or are improperly identified by the company, i.e., the pool house floors are not tile but composite which will last a very long time. She will notify and follow up with the company.
- She met with Dan Lund and Sarah Starr to discuss the timeline for certain replacement projects.
- She believes that one more round of edits to the report and it should be complete.

Pool Report: Sarah Starr reported:

- This was the second year with COVID that she was able to have the pool opened.

- 9 of the guards may be returning for next season.
- She and Ashley met with the Gator team president and is encouraged about the process moving forward for next season.
- The Gator closet has been cleaned out.
- She shared some statistics including:
 - 1,910 pool transactions in 109 days.
 - \$26,300 gross sales on the iPad.
 - 407 guests.
 - Ice cream: 632 Drumsticks, 300 ice cream sandwiches, 167 bomb pops, and 50 pairs of goggles.
 - She will order diving block covers per the health department requirement. The inspection went very well.
 - One small canopy will need to be replaced.
 - A new pressure washer is needed.
 - A new refrigerator will be needed before next season.
 - She is still looking for pool side tables that have been consistently sold out.
 - The new pumps have been installed and are much more efficient and allow for more power control.

Park Report: Bill Keating reported:

- There is no garbage can at the lower park.

Compliance Report: Alan Nelson was not able to attend the meeting. The following was discussed:

- Homeowner Amanda Launay discussed a compliance letter she received about complaints from neighbors about chickens/rooster.
- She told the board that the rooster – which she didn't mean to get – had been given away just before the letter arrived.
- She asked for a possible variance to keep 2 chickens.
- Her research found that the City of Woodinville, the City of Kirkland, and Kingsgate 3/4 allow for poultry keeping.
- During general discussion it was noted that noise and sanitation will need to be addressed.
- James and Sarah C. will reach out to Amanda for further discussion.
- The issue was tabled until the next meeting when Compliance Chair, Alan Nelson will be at the meeting.

Recreation Report: Carissa Haws reported:

- The summer BBQ went very well with a great showing of neighbors.
- She would like more events like this and hopefully grow on this idea.
- While the HOA does not traditionally do a Halloween gathering, she will write up a short article letting the homeowners know.

Old Business: Ashley Gillen reported:

- Ashley Gillen, Sarah Starr, and Sarah Curde reported on a meeting with the attorney regarding homeowners who are delinquent on dues. The attorney believes we need to act immediately to recover back dues and that we have been too lenient on requiring payment of back dues.
- Properties that are delinquent and have a lien already filed (typically 1 year delinquent and greater), they will be turned over to the attorney for collection.
- For properties that are delinquent and do not have a lien already filed (typically less than 1 year delinquent), a courtesy letter will be sent by Ashley to request payment immediately (to be received within 15 days) or the account will be turned over to the attorney for a lien to be filed and collection processes to begin.
- She will confirm with the attorney that fees and costs associated with this process can be recouped from the homeowners with delinquent accounts.

Following further discussion, **a motion made by Ashley Gillen that any property with a lien on it be turned over to the attorney for collection was seconded and approved.**

- The board discussed having the newsletter be only in electronic format. This will save time and expense.
- The board and the Gators swim team are more separate than previously understood by the HOA board. The Gators have a separate checking account as well as meeting minutes that are not accessible to the HOA. The board would like to set up a meeting to work on bringing the two groups together. A meeting will be set up with both sets of board members to work on being more cohesive and ensure the Gators are under the HOA.
- 23% of pool hours are exclusively for the Gators.
- Bringing the Gators under the umbrella of the HOA will require consideration for budgeting of Gator expenses.
- James Weinrod and Sarah Starr will attend the upcoming Gator board meeting to discuss how to better integrate the Gators into the Kingsgate 5 HOA.

Upcoming Meetings:

10/11/2021 – Zoom*

11/08/2021 – Zoom*

01/10/2022 – Zoom*

01/24/2022 – Annual Meeting – Location TBD

* Location may be changed depending on COVID.

Approved 10/11/2021