

Kingsgate 5 Homeowners Association

October 11th, 2021

Board Members Present:

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

Visitors:

J Heflin
Howard Heflin
Donna Smith
Sarah Wujick
Amanda Launay
Essex Speckhals
Doug Schilling

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 September 2021 meeting were previously emailed for review and a **motion made by Sarah Starr to approve the September 13th, 2021, meeting minutes was seconded and approved.**

Treasurer's Report: Ashley Gillen reported:

- She has given the documents for tax preparation to the CPA.
- The reserve study is nearly complete.
- She met with Jeff Campeau, Sarah Starr, and Dan Lund to prepare the preliminary budget for 2022. She will present it at the November meeting for discussion.

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

Pool Report: Sarah Starr reported:

- There are several projects planned for the pool while it is closed including researching new heaters and which are best for the K5 pool.
- Dan Lund will investigate either fixing the current pressure washer or purchasing a new one.
- Sarah is researching new refrigerators.
- Block covers, which are required by the Department of Health, are fairly expensive but she is looking for lower priced options.
- 2 guards will check on the pool weekly and sweep the deck to keep debris out of the pool and filters.
- She is researching internet for the pool for the summer season. She will ensure there is guest access.

Gator Report: Sarah Wujick reported:

- The Gator board is deep into planning for 2022.
- She is currently finalizing next year's board of directors.
- She is working with Ashley on budgeting for team expenses.
- Sarah Starr will work with Sarah Wujick on the calendar.

Park Report: Bill Keating reported:

- He has picked up trash in the lower park as well as put out the trash can for pick up and returned it.
- The bark under the swings is low.

Maintenance Report: Dan Lund was unable to attend the meeting and emailed in a report:

- A couple of trash cleanups in the playground, courts, and pool as I've been checking on things. An old tire at the courts, a pumpkin on the pool cover, the normal stuff.
- Checking on pool winterization items as standard.
- Ongoing follow up with Bonafide Lock regarding getting self-closing gates, and better locks, for the tennis/basketball court.
- I have asked APOL about replacing some (or all) of the unhealthy or oddly shaped arborvitae (tall shrubs) at 140th St entrance that surround our existing signs and have a tentative meeting with them next week.

Compliance Report: Alan Nelson reported:

- There may be a business being run from a K5 residence which includes very late-night deliveries, many cars parked in the driveway and on the street – some of which are not licensed – and blocking driveways of neighbors. One letter has been sent to the owner with no reply and he will send a second more strongly worded letter and report at the next meeting.
- He spoke of a possible adult family home near his house.
- There was a homeless man seen sleeping in the yard of a home. The police were called.

Recreation Report: Carissa Haws reported:

- She posted a recap of the summer BBQ on the website as well as a message about Halloween.
- She has no other planned events for the year.

Homeowner Proposals, Petitions, and Hearings:

- There was follow up from last month's meeting with Amanda Launay, a homeowner asking for a variance to allow her to keep 2 chickens, which is currently forbidden by the K5 By laws.
- There was a complaint from neighbors.
- There was discussion by the board and Amanda about her plans to deter rodents – she has taken several steps including metal bins for storage and feed stations that keep out pests.
- Kingsgate 3/4 was referenced as they have recently voted to allow backyard chickens as well as the City of Kirkland and the City of Woodinville which both allow for chickens.
- The board discussed whether there should be a variance for one homeowner. What if other homeowners want to do this or have other livestock? The board represents all homeowners in

the HOA. It could be seen as a slight to neighbors if the variance is granted and they do not want chickens in the neighborhood.

- This may be brought up at the annual meeting in January.

After discussion a **motion made by Jeff Campeau to allow a variance for Amanda Launay to keep 2 chickens was seconded and the motion did not carry. The vote was 3 -YES, 4-NO, 2-Abstentions.**

Homeowner J Heflin addressed the board and said she has polled neighbors who all agree with her in their disappointment with the board regarding financial planning, although no specifics were given on how many were polled or who she spoke with. Ashley Gillen offered to collaborate with Ms. Heflin on a neighborhood poll to get a broader read on the opinions of potential future neighborhood projects and activities, but Ms. Heflin declined. The board plans to move ahead with a poll.

Old Business: Alan Nelson reported on RCW Adoption:

- There was a conference call with the attorney regarding the possible adoption of the RCW changes.
- The attorney recommends that K5 make the change and opt into the RCW changes as the current K5 Bylaws and CC&Rs are outdated.
- The attorney is willing to guide K5 through the process if we choose to go this route.
- This will be a topic at the annual meeting to gauge if homeowners wish to move forward.
- K5 can opt into the RCW umbrella and create CC&Rs and Bylaws underneath.
- If K5 opts into the RCW it becomes permanent and cannot reverse the action.
- Whether or not K5 opts into the RCW, the board believes moves should be made in the direction to update the Bylaws and CC&Rs.
- There are global provisions that K5 must follow whether or not the opt in option is taken.
- There may be a community and attorney forum to discuss this option.

Foreclosure Update: Ashley Gillen reported:

- 8 properties with liens were sent to the attorney for collection proceedings.
- She sent letters to 28 homeowners who are in arrears and 22 paid. 6 of these will go to the attorney for collection.

There was discussion which included whether to pursue foreclosure on those accounts that are over 6 years in arrears. The board will wait to see what happens with those who are 1 to 6 years in arrears and decide after that and to learn the process.

- The timeline for dues payments should be tightened up as K5 has been too lenient regarding dues payment. The following will now occur – Mailings on January 1st which will be due January 31st for free guest pool passes or by March 15th without free guest pool passes. After April 15th, letters will be sent to delinquent accounts. On April 30th, accounts will be turned over to the attorney for collection. This timeline will be presented at the annual meeting.

Chicken Amendment: Amanda Launay, James Weinrod, Sarah Curde:

- Homeowner Amanda Launay presented a proposed amendment to they Bylaws to allow chickens to be kept in K5.

- Amanda emailed her proposed addendum document as well as reasons to allow chickens to the board.
- She and her daughter presented reasons to allow chickens to be kept and why they believe they are good for the neighborhood.
- Kingsgate 3/4 were referenced as they allow chickens to be kept and that process took about one year.
- This will be an agenda item for the annual meeting.

New Business:

Staff Bonuses: The meeting was closed to visitors while the board discussed personnel and salary for those employed by K5 HOA for their services. After discussion:

- **A motion was made by Jeff Campeau to put \$2000 into an employee bonus pool for non-lifeguard employees and will be distributed as discussed was seconded and approved.**
- **A motion was made by Jeff Campeau to put \$1,200 into a lifeguard bonus pool for Sarah Starr to distribute to lifeguards of the 2021 swim season as she sees fit was seconded and approved.**
- The meeting reopened at this point.

Annual Meeting Planning:

- The board discussed the 2022 annual meeting and roles taken on by various board members.
- The annual meeting will be held via Zoom and homeowners who attend will be placed in a breakout room for check-in and then moved to the main room.
- James Weinrod will prepare the proxy letter.
- Sarah Curde, Nate Curde, and James will do check in and proxy verification.
- Jeff Campeau will create content and an outline of what to cover in the meeting.

Board Email:

- It was discovered that emails to the board first go to our webmaster, Jonathan McPherson who must forward them to the board. The emails do not come directly to board members.
- Jeff Campeau will research the possibility of board emails for board members, i.e., boardperson@kingsgate5, and report at a future meeting.

The meeting adjourned at 9:44 pm.

Upcoming Meetings:

11/08/2021 – Zoom

01/10/2022 – Zoom

01/24/2022 – Annual Meeting – Zoom

Approved 11/8/2021