

**Kingsgate 5 Homeowners Association**  
**November 8<sup>th</sup>, 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  
Amanda Launay  
Sarah Wujick  
Spencer Lin  
Yizhou Zhang

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 October 2021 meeting were previously emailed for review and a **motion made by James Weinrod to approve the October 11<sup>th</sup>, 2021, meeting minutes was seconded and approved.**

**Pool Report:** Sarah Starr reported:

- The diving block covers required by the Department of Health have been ordered.
- The new pool cover is doing well.
- The new pumps are installed, have been approved by the health inspector, and are running well.
- Sarah and the guards are doing weekly clean-ups to keep ahead of debris.
- She is still researching a new refrigerator and deciding where to put it.
- She has been attending the Gator swim team board meetings and reports the Gator board is looking forward to working with the HOA and the treasurer, Ashley Gillen.
- She is hoping for a “normal” swim season in 2022.

**Gator Report:** Sarah Wujick reported:

- They have 2 new board members.
- They are working on expanding the leads approach to help with off season work and preparation.

**Park Report:** Bill Keating reported:

- He took the trash cans out from the lower park.
- He has concerns about the bark being pushed out from under the swings. Susan Schilling will make periodic visits to the park and rake the bark back underneath the swings.

**Maintenance Report:** Dan Lund was unable to attend but emailed in a report as follows:

- He got an estimate from APOL to replace the arborvitae at the south entrance to K5 but felt the quote was high, so a second estimate is needed. He also asked for an estimate to trim and shape the trees, but the company didn't want to do that two years ago because it can potentially kill the entire bush, but if we are looking to replace anyway it could be an option.
- Closing/locking gate for tennis court - Bonafide Lock is dragging their feet now, waiting for them to tell us about better gate hinges that will work with the auto-closing/locking solution. I reached out to them again last week and have not heard from them.
- Pressure washer - I have not looked at existing pressure washer since I was told it is not working last month. I will do that when I get back to winterize it.
- Pump room grant - maybe Sarah has another update, but since getting cleared by King Co Health Dept I believe we are simply waiting for the final paperwork so we can submit to PSE for reimbursement.
- He would like to try putting black rubber mats under the swings to see if it helps with bark displacement. The board agreed.

**Compliance Report:** Alan Nelson reported:

- He's gotten quite a bit of correspondence including threats, from homeowners concerning letters that have been sent regarding back dues.
- HOA President, Jeff Campeau, gave the visitors an explanation of the history of the HOA stepping up efforts to collect back dues.
- All properties owing back dues have been turned over to the attorney for collection.
- Carissa Haws asked if she may contact the HOA of the Kingsgate Ridge condominiums regarding cars from the complex parking in K5 at NE 144<sup>th</sup> Way and Ne 144<sup>th</sup> Place. The board agreed and Jeff Campeau talked to the City of Kirkland, and it may be possible to have a no parking sign placed on the fence.

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

- She has not gotten an update from the CPA.
- The reserves study is nearly complete.
- K5 is moving forward on homes owing back dues.
- 16 homes have been turned over for collection and she has received payment from several.

After general discussion and explanation of the budget, **a motion made by Susan Schilling to approve the Treasurer's Report as presented was seconded and approved.**

**2022 Proposed Budget:** Ashley Gillen worked with Sarah Starr, Sarah Wujick, Jeff Campeau, and Dan Lund to prepare a budget for 2022 to present at the annual meeting. She presented the proposed budget and discussed each line.

- Dues for 2022 will be \$492.00
- Upon board discussion, it was agreed that Gator swim team board members will receive a free pool pass.
- The website budget was raised to allow for a Gator swim team website.

After discussion and explanation, **a motion made by Sarah Curde to approve the 2022 proposed budget was seconded and approved.**

**Reserve Surplus:** There was a discussion of the reserve study and whether the playground loan should be paid down. Ashley explained funding suggestions by the reserve study. If funded at 100%, the amount would be \$221,000. If funded at 80% the amount would be \$177,000. If funded at 60% the amount would be \$132,000. The board agreed that many of the larger projects – new fencing along 124<sup>th</sup> Ave NE, new mailboxes, pool pumps, new playground, and new sport courts – have been completed and will not require large sums of money. After discussion by the board, **a motion made by James Weinrod to pay \$10,000 to the playground loan was seconded and approved.**

**Recreation:** Carissa Haws had no updates but is looking forward to planning events for 2022.

**Old Business:**

- Foreclosure Update:
  - The HOA is moving forward on all accounts past due.
  - James Weinrod believes the rule allowing for only 6 years of back dues may not be accurate. He believes the lien stops the clock.
  - The board agreed that James' wife – who has a background in real estate – may speak with the attorney for clarification.

**New Business:** Various board members discussed the upcoming annual meeting and what roles they may have during the meeting.

- James and Alan will work on check-in and proxy verification.
- Jeff prepared a Google slide which can be edited for detail.
- The annual newsletter and proxy have been sent to the board for review.
- A drop box will be placed securely at the pool for proxy drop off prior to the meeting. Proxys must be dropped off no later than January 17<sup>th</sup>, 2022.
- A K5 Zoom account is needed and Jeff Campeau will complete the set-up of the account for use of the HOA.
- Carissa Haws will research a possible venue for the board to have a holiday gathering in December. No business will be conducted at this meeting.

The meeting adjourned at 8:16 pm.

Upcoming Meetings:

01/10/2022 – Zoom

01/24/2022 – Annual Meeting – Zoom

Approved 1/10/2022