

Kingsgate 5 Homeowners Association

January 10th, 2022

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

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 November 2021 meeting were previously emailed for review and a **motion made by Ashley Gillen to approve the November 8th, 2021, meeting minutes was seconded and approved.**

Treasurer's Report: Ashley Gillen reported:

- She has received no update from the CPA.
- The Reserve Study is complete.
- The proposed budget for 2022 is ready for presentation at the annual meeting.
- Dues billing for 2022 has been mailed and payments are coming in as expected.
- There were 6 lots in arrears as of December 31st, 2021.

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

Pool Report: Sarah Starr reported:

- She has been busy checking the pool often because of the recent snow and ice and had to lower the level of the pool due to excessive rain and snow.
- The new pumps running on a low chlorine rate are keeping the pool from turning green.
- She will have a new contact with ORCA as the previous representative has moved on.
- The pool waitlist is at about 30.
- She is working on staffing and touching base with former guards, and she believes she may have to hire 3 or 4 new guards.

Gators Report: Sarah Wujick reported:

- The Gator board is working on planning to have registration begin in a timely manner.
- They are also working on updating the Bylaws to better align with K5 HOA and Midlakes.

- She is hoping 2022 will be a more “normal” season compared to the previous COVID affected season.

Compliance Report: Alan Nelson reported:

- He asked if the HOA needs a mission statement and what are our goals as a board and as a neighborhood association?
- The board has been struggling with violations and discussed their position on these violations. How should violations be handled?
- Before neighbors begin a project, it is best to check with surrounding neighbors as many violations are reported after the fact.
- Ashley Gillen expressed that she believes board members should put in more time to help other committees, especially if a particular board position has few or no tasks beyond the monthly meetings. Board members are essentially compensated for their participation on the board and more effort is needed to keep up with the growing demands on board members. There seems to be a lack of action or follow up on complaints.
- Sarah Curde will contact the City of Kirkland about a recently build shed with rooftop deck about which some neighbors have complained about it being out of HOA compliance. She will report at a future meeting.
- There was discussion by board members about the chicken variance from several months back. The variance was denied, and several board members asked for an update on the chickens. Are they still being kept after the variance denial? If so, has the fine structure been invoked? The board lacked follow up. Visitor Amanda Launay said she does still have the chickens and appreciates the boards leniency thus far. She has spoken to the neighbor who originally complained and says they are not bothered now that the rooster has been removed. Alan will send a 2nd letter with fine information and a 2-week period to become compliant. If a vote of the homeowners at the annual meeting allows for chickens, it will be before the 2-week period stated in the letter and the chickens will be allowed. If not, then they must be removed.

New Business: There was discussion of the Survey Monkey survey sent to homeowners and the cost vs. future need. It was decided that the HOA will keep the survey option for one month and then discontinue owing to the thought that no near future polls are likely.

Annual Meeting: There was discussion of preparation for the annual meeting.

- James and Alan will help with sign in and proxy verification.
- The voting process is working on Zoom.
- A drop box will be installed at the pool for homeowners to drop off proxies.
- Slide deck content will be added by board positions needing to share information with the membership.

The meeting adjourned at 8:08 pm.

Upcoming Meeting

01/24/2022 - Annual Homeowners Meeting – 7:00 pm – Zoom

Approved 02/15/2022