

Kingsgate 5 Homeowners Association

January 24th, 2022

Annual Meeting Minutes

The meeting convened at 7:00 pm. A quorum was achieved with 68 of 342 homes in the association represented either in person via the Zoom application or by official proxy.

Due to the COVID 19 variant outbreak the board decided it was best for safety reasons to hold the annual meeting via the Zoom application. Notice and information on how to attend the meeting was sent in the proxy mailing.

Homeowner Association President Jeff Campeau opened the meeting and introduced each of the board members. He then held a mock vote for participants to practice voting online.

Susan Schilling read aloud the minutes from the January 25th, 2021, annual meeting and **a motion made by Royal Hanson to approve the minutes as presented was seconded and approved.**

President's Report: Jeff Campeau reported:

- It was another unique year due to COVID 19.
- The pool was able to be open all season – even when other pools could not open.
- Many houses sold in K5.
- The summer party with a food truck was very successful.
- K5 finances remain strong.
- The pool bot and pressure washer were the only pool related items to fail.
- Some pool systems were updated/replaced.
- He was glad to see many new homeowners attending board meetings and encouraged others to attend.
- Compliance complaints were lower than in previous years but were more complex.
- He asked homeowners to check with the board before building or beginning certain remodeling projects. These are spelled out in the Bylaws and CC&Rs.
- Also, if possible, please check with your immediate neighbors before beginning a project to be neighborly.
- We are neighbors first, not police.
- Reminded those in attendance that it is important with COVID to not wait for “normal” but to do what we can now.
- He challenged more homeowners to attend monthly board meetings.

Treasurer's Report: Ashley Gillen reported:

- Total assets as of 12/31/2021 were \$184,665.52
- A \$10,000 principal payment was paid in 2021 toward the playground loan with a balance of \$60,263.07 as of 12/31/2021
- Income was more than budgeted.
- K5 is diligent on collection of back dues, and all overdue accounts are now sent to the attorney for collection.
- There were only 6 lots in arrears at the end of 2021.
- She thanked everyone who had paid their dues promptly.
- It was a robust year at the pool.
- Expenses were less than budgeted as many accounts were less than expected as well as grants were received from PSA for new pool pumps.
- There were no taxes owed.
- 18 homes were sold in 2021.
- She shared the Balance Sheet and explained that fees, including attorney fees linked to delinquent homeowner accounts will be paid by the homeowner and not the HOA.
- She shared the Income and Expense Report and noted that dues collection was greater than expected due to several large payments from homeowners who had been in arrears.
- The Square account fees were higher than expected as this was a new tool, but budgeting has been corrected for the upcoming year.
- Payroll is the largest expense.
- Grants returned 50% of pool renovations.
- Pool passes will be \$625 for 2022.
- Guards are paid a fair wage.
- Pool passes, pool parties, and swim lesson prices are revisited every 2 years – the price will remain steady for 2 years. Next year the price will be reviewed and may be raised.
- Dues statements have been mailed. To receive free guest pool passes dues must be paid by January 31st, otherwise payment is due by March 31st.

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

Proposed 2022 Budget: Ashley Gillen shared the Proposed 2022 Budget and explained various line items which included:

- Homeowner dues for 2022 will be \$492.
- The concession budget was raised due to brisk sales.
- The Gators swim team is now included in our financials.
- Bank fees for the Square account were raised.
- The Website budget was raised to allow for support to the Gator swim team if needed.
- Park expenses remained the same.

There were no questions raised and **a motion made by Carissa Haws to approve the Proposed 2022 Budget was seconded and approved.**

Pool Report: Pool manager Sarah Starr reported:

- This was the second summer with COVID, and she was pleased to be able to open the pool on time following all COVID protocols.
- The pool was open for 109 days.
- Pool parties resumed
- Swim lessons were a huge hit, all sessions were full, and there were wait-lists.
- Swim lessons reservation begin in June.
- Preschool lessons may be available.
- A new cleaning bot and lounge chairs were purchased.
- The new pool pumps are very efficient and a grant from PSA paid for over 50% of the cost.
- The new iPad and credit card system are working very well.
- The Swim Shop is now selling items including goggles and swim diapers.
- There were 407 guests, 1,910 transactions on the iPad.
- Planning has begun for the upcoming season.
- Searching for 3 or 4 new guards.
- A new pool furnace will be necessary soon, and she is again going to work with PSE for a grant.
- She thanked Dan Lund for his hard work with repairs, maintenance, and securing grants.

Gators Report: Gators President Sarah Wujick introduce herself and reported:

- She explained the swim team process and swim season.
- She talked of the goals of the team including the promotion of the sport of competitive swimming, love of swimming, as well as health, well-being, and community.
- Because of COVID, it was the first virtual season, with 150 practices and 6 meets.
- She is hoping for the 2022 season to be more “normal”.
- She thanked the K5 Board for their support of the team.

Park Report: Bill Keating reported:

- The Egg Hunt and annual BBQ were cancelled due to COVID.
- There were some minor repairs need to the courts and park.

Recreation Report: Carissa Haws reported:

- She was not able to do as much as she would have liked due to COVID but is hoping to do more in 2022.
- The food truck in the lower park was very successful and approximately 75 attended.
- She welcomed suggestions from homeowners for future events.

Compliance Report: Alan Nelson reported:

- He asked that homeowners please email the board with their plans to build on their lot.
- He is receiving emails from homeowners with concerns of violations of their neighbors.
- Please mow your grass.

- From the survey he reported that the main complaint is too many cars at a single home. He believes this may be due in part to homes being rented to more than one family or bedrooms being rented out.
- Unlicensed cars in a driveway are an HOA compliance issue while unlicensed cars on the street are a city issue.
- It is important to seek board approval for certain projects ahead of time. If no response is given within 30 days, that is considered an approval.
- He reminded those in attendance that all on the board are volunteers who work and/or are raising families and we are not always able to reply to emails quickly.

Board Elections: Jeff Campeau explained that the terms for board members are 3 years and 3 positions are up for election and voting this year. Jeff explained that there was no Nominating Committee, and that Essex Speckhals, Ashley Gillen, Bill Keating, and Carissa Haws each self-nominated. The floor was then opened for any additional nominations, and none were put forth. Each nominee was allowed time to speak. A voting option screen was shared and all homeowner members in good standing were allowed to vote on the slate of candidates with the three nominees receiving the most votes becoming the newest board members. Carissa Haws tallied the votes and Ashley Gillen, Bill Keating, and Carissa Haws received the most votes and will be seated at the February 2022 board meeting.

Residential Chicken Amendment: Homeowner Amanda Launay presented her proposal to amend the Bylaws to allow backyard chickens to be kept by homeowners. She argued for and proposed the following:

- This would align with neighboring Kingsgate 3&4 HOA.
- Local movement toward food sustainability.
- Personal enjoyment.
- Permit process and restrictions:
 - Maximum of 3 chickens and no roosters.
 - 30-day period for immediate neighbors to express reservations and/or object.
 - Pre-approval interview to ensure cleanliness and pest-prevention measures are in place.
 - Permit holders are subject to all regulations regarding noise and nuisance; noncompliance may result in loss of permit and/or fines.

The amendment was placed on the website for homeowners to view and there was discussion with questions and concerns including:

- Concerns that chickens will attract rats, coyotes, racoons, and bobcats as well as odors?
- How will pests be eradicated if they come?
- What are preventative measures to ensure pests are not attracted?
- How will these rules be enforced?
- It was noted that the amendment verbiage in Section F should be amended: “compost/yard waste” should read “garbage”

After discussion a **motion made by Amanda Launay to amend the by-laws to allow the raising of backyard chickens was seconded and failed.**

Gators Subcommittee Amendment: James Weinrod explained a proposed amendment to the Bylaws to include the Gators as a subcommittee of the HOA and formally recognize them as a committee. The amendment which was posted to the website for homeowners reads as follows:

Article IX (*) Committees Section 1. (e) A Kingsgate Gators Swim Team Committee which shall manage the swim team and advise the Board of Trustees on all matters pertaining to the swim team program and shall perform such other functions as the Board, in its discretion, determines. It shall present an annual report to the membership at its regular annual meeting as provided in Article XI, Section 8(d). The Treasurer shall be an ex officio member of the committee.

After discussion and explanation of the proposal **a motion made by Ashley Gillen to add the Gators as a subcommittee was seconded and approved.**

New Foreclosure Process: Ashley Gillen explained the possibility of foreclosure on homeowners who are delinquent in dues payments.

- If dues are not paid the account will be turned over to the attorney for collection.
- The Treasurer and Board will step out of the roll of dues enforcement.
- The board prefers not to pursue this, but it is an option outlined in the Bylaws.
- Payments on delinquent dues have been better when the attorney is involved.

CC&R Update: Alan Nelson reported the board is looking to update the Bylaws and CC&Rs which were written in 1968. More information will be coming.

Reserve Study: Ashley Gillen reported:

- The Reserve Study done in 2021 is complete.
- Our reserves are healthy at \$184, 666 which represents 83% of being fully funded.
- If the HOA is fully funded at \$221,562 it would appear as cash hoarding.

A motion made by Sarah Curde to adjourn the meeting at 9:55 pm was seconded and approved.