

Kingsgate 5 Homeowner Association
Monthly Meeting Minutes
February 15, 2022

Board Attendance:

Jeff Campeau Sarah Curde
Ashley Gillen Sarah Starr
Susan Schilling James Weinrod
Carissa Haws Bill Keating
Dan Lund (maintenance)
Sarah Wujick (Gators subcommittee)
Absent: Alan Nelson

Visitors:

Royal Hansen
Essex Speckhals
Russ Jones
Kelly Ritting
J. Heflin
Howard Heflin

Due to continuing Covid-19 safety concerns, the board agreed to hold the meeting via Zoom, and placed an announcement on the website, including instructions for requesting an invitation.

The January monthly meeting minutes were emailed previously for review. **Ashley Gillen made a motion to approve the January 10, 2022 meeting minutes, seconded by Susan Schilling, and approved by the board.**

Treasurer's Report (presented by Ashley Gillen):

- More than half of dues have been collected, with excess transaction fees for deposits.
- 3 of the 6 remaining delinquent houses paid, with the other three going to lawsuit.
- The Gators account has been transferred from Chase. Ashley will talk to the CPA about how to recognize that as previously existing income.
- As usual, expenses are slow at the start of year.

Susan Schilling made a motion to approve the Treasurer's Report, seconded by Carissa Haws, and approved by the board.

Pool Report (presented by Sarah Starr):

- She placed a hiring post for lifeguards on Facebook. The pool needs 4-5. Sarah Wujick will ask Gators if anybody is interested.
- There is a new contact person at Orca - the service manager.
- In the next month she plans to set up the pool internet, including a guest password.
- She is looking for new snacks to add this summer.
- She is looking into a pre-school ages 2-4 swim lesson class before the pool opens, depending on the availability of life guards.
- New tables for the pool were out of stock again at Costco.
- The new pumps are keeping the pool a lot cleaner during the closed season.
- So far, 25 of 50 people on the pool pass wait list have received passes.

Gators Report (presented by Sarah Wujick):

- The team purchased replacement iPad equipment for 2022 season, looking forward to internet integration for swim meets.
- Team pricing for the year is set.
- Pre-registration will open 2/21 for everyone, prioritizing HOA and Pool Pass members. They plan a Q&A session on Zoom on 2/16. Registration closes 3/7, and notifications go out on 3/20 for registration or wait-list status.
- They closed out the Chase Bank account and transferred finances to the HOA accounts.
- The Gators Subcommittee finalized committee by-laws updates, which will be approved in April.
- The team will finalize coaches & junior coaches by April.

Park Report (presented by Bill Keating):

- Bill removed a Safeway cart from the upper park
- The gate to the tennis courts is damaged. He removed the torn basketball net.
- Dan will continue to look at gate upgrades.
- The lower park drainage needs vacuuming, and possibly repair. It will cost an estimated \$2500 to clean, and possibly another \$2500 to repair. Will look into additional quotes.

Maintenance Report (presented by Dan Lund):

- Dan announced that he either needs help, or a replacement – he does not have the time to do the entire job.
- Jeff will start a board discussion to look for someone.

Recreation Report (presented by Carissa Haws):

- She plans to do the Easter Egg Hunt, slated for April 16th at 10am
- She will order donut holes, but needs assistance. The board will help her plan and prep.
- We will ask a Gator to be the bunny.

Compliance Report - Alan Nelson was unavailable to present

- Kelly Ritting joined the meeting to address the Lot #715 shed complaints.
- She is amenable to repainting the shed, and the board gave her 9 months to comply.
- She is unwilling to relocate the shed, citing a number of unidentified similar violations and accusing the board of singling her out and not handling neighborhood enforcement consistently.
- Jeff explained that the board does not police the entire neighborhood, but responds to complaints when they are lodged. He indicated she could lodge a complaint against other non-compliant properties, but Kelly declined.

New Business – Election of Officers for 2022 (led by Jeff Campeau):

- Susan Schilling announced her retirement from the board with one year left on her term. Ashley Gillen made a motion to appoint Essex Speckhals to fill the remainder of the term, seconded by Sarah Starr, and approved by the board.

- Jeff Campeau proposed setting up committees to assist with the bigger jobs. There was discussion of which roles needed help, and how to assign helpers.
- The vice-president position will serve as the back-up for other positions in event of absence, and present reports as needed.
- Park and Recreation will be combined into one role with a subcommittee.
- Compliance will be renamed Governance, and will include Compliance, Legal, Bylaws, and Architectural Control, and will have a subcommittee to assist.

2022 Board Positions:

President: Jeff Campeau

Vice-President/Backup: Sarah Curde

Treasurer: Ashley Gillen

Secretary/Communications: James Weinrod

Park & Recreation: Carissa Haws; with Bill Keating, Sarah Starr, Sarah Curde

Governance: Alan Nelson; with Essex Speckhals, Jeff Campeau, James Weinrod

Pool Manager: Sarah Starr

Member at Large: Bill Keating

Member at Large: Essex Speckhals

Essex Speckhals made a motion to approve the 2022 Board Positions, Sarah Curde seconded, and the board approved.

New Business – Neighborhood Survey (led by Jeff Campeau):

- It was agreed to table discussion until next month.

Homeowners Concerns (open to all visitors):

- There was no input.

Old Business (led by Jeff Campeau):

- Jeff is setting up an email address for each member - it will be on one server and won't run into spam filters. Members will be able to use a board email instead of personal accounts. Jeff will get it starting in the coming month.
- Landscaping options - Apols vs. Square One (Jacob, local resident) - have Apols do the sidewalks in March to see how it goes. Apols does not want to do all the work.
- Ask Jacob for a neighborhood quote and find out his capacity. Consider asking him for an HOA price for yard work for residents to maintain their yards to neighborhood standards.

Ashley Gillen made a motion to adjourn the meeting, Bill Keating seconded, and the Board Approved. The meeting adjourned at ??????

Next Meeting: March 14, 2022, 6:30pm. ??????