

**Kingsgate 5 Homeowner Association**  
**Monthly Meeting Minutes**  
**March 14, 2022**

**Board Attendance:**

Jeff Campeau            Sarah Curde  
Ashley Gillen           Sarah Starr  
Essex Speckhals       Bill Keating  
Carissa Haws  
Alan Nelson  
Sarah Wujick (Gators subcommittee)  
Absent: James Weinrod

**Visitors:**

Howard Heflin  
J. Heflin  
Donna Smith

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 Meeting was started at 6:33pm

The minutes were emailed to all board members for review. **Alan Nelson made a motion to approve the February 15, 2022 meeting minutes, seconded by Essex Speckhals, and approved by the board.**

**Treasurer's Report** (presented by Ashley Gillen):

- To be given at the April Meeting along with the April Treasurers Report

**Pool Report** (presented by Sarah Starr):

- There were three lifeguard interviews lined up for this week
- Looking to set up 1-2 more interviews this week for lifeguards
- Still need a few more lifeguard applicants
- Have been discussing plans for this year with the 7 returning lifeguards
- Working through updating info to update the website
- There are many questions about swim team signups already
- Beginning of June will have signups for swim lessons
- There is discussion of having preschool age swim lessons in May before the rest of the season, possibly ok for parents to go in pool with the preschool lessons. Guards are very excited for this
- Employee packets and binders are being edited and reviewed
- Sarah Starr was invited to participate in an online pool and spa course from the Washington Health Department that is free in April, has never been offered before
- Pool expected to open Friday May 27<sup>th</sup>
- Gators expected start date TBD

**Gators Report** (presented by Sarah Wujick):

- In February the registration was finalized and got their waivers and details completed and were able to open full registration
- Soft launch was on February 14<sup>th</sup> and the big launch was on the February 21<sup>st</sup>
- They held a special even for interested families and were able to answer many questions for those families that attended
- They closed registration on March 7<sup>th</sup> and closed with 130 registrants to be gone through and selected for team.
- HOA and pool pass purchasers are guaranteed usually, but may have to waitlist some if there are too many children in certain categories
- March will be about finalizing team, jumping in to notifications and solidifying practice schedule.
- Need to get coach contracts signed and open the application process for junior coaches still

#### **Parks and Recreation Report** (presented by Carissa Haws):

- Planning is underway for the HOA Easter Egg Hunt, slated for April 16<sup>th</sup> at 10am
- All eggs purchased, found some from previous years and may return some of the eggs purchased
- Started buying candy
- Still searching for an Easter Bunny
- Keeping an eye on weather, but Hunt will proceed regardless
- The event will be planned for roughly 1.5 hours with a start time of 10 AM
- Sidewalk cleanup was started by APOLS with a first pass. Not satisfied with all of the job, contacting them to get another pass and cleaned up more thoroughly
- There is a dead end street that backs up to the pipeline trail that might need some extra cleaning, although reported by visitors Howard and J Heflin that most of the plant growth there was planted by homeowners and would like to see that preserved. Fine with cleaning up of blackberry bushes
- Looking into bids from another landscaper, Jacob
- Bill has been going to the park and playground weekly to take out the trash and picking up the area
- Bill will be pressure washing the parking lot prior to the egg hunt as small children will be looking for eggs there.

#### **Maintenance Report** (presented by Dan Lund via email):

- Dan is wrapping up his projects prior to leaving the position and is asking for those projects to be prioritized and Carissa Haws and Sarah Starr will be responsible for that task
- Need to assign board members to hiring committee for his replacement potentially Sarah Starr, Ashley Gillen, and Jeff Campeau
- Dan will help with critical issues until a replacement is found and is happy to help train his replacement

- The ad placed previously for facilities manager was found and will be sent to Jeff Campeau and Sarah Starr to follow up with any edits and will be posted to the website and emailed to the community

**Compliance Report** – (presented by Alan Nelson)

- There are a lot of homes for sale in the neighborhood. Need to ensure HOA welcome letter includes new HOA 101 sheet to explain rules simply
- Alan will be walking the neighborhood when he can
- Decision discussed on whether swim team is considered an amenity of the HOA as it is use of the pool which is an amenity; as a compliance issue was presented that was unresolved and homeowner was trying to sign up for swim team.
- A motion was made by Alan Nelson seconded by Ashley Gillen (I move that the Gators will be considered an amenity)
- The motion was passed with a vote of 6 to 2 that the Gators swim team will be considered an amenity and a homeowner considered out of compliance will not be able to participate in the swim team. Motion passes
- The HOA is staying up to date with current compliance issues and is sending out final letters and starting fine schedules

**New Business** (led by Jeff Campeau):

- No new business reported

**Homeowners Concerns** (open to all visitors):

- There was no input.

**Old Business** (led by Jeff Campeau):

- There are three properties outstanding currently with delinquent HOA dues after starting with 30 properties turned over to the lawyer
- One has started working with the attorney to set up a payment plan
  - There was discussion on the property and whether to accept the payment plan as proposed or counteroffer on the proposed payment plan.
  - Jeff Campeau made a motion and Alan Nelson seconded (I make a motion that we accept the payment plan as it was presented to us)
  - The motion was passed with a vote of 5 to 3 Motion passes
- One property is under contract and we will collect upon sale of property
- One property is still outstanding with no resolution reached yet

**Essex Speckhals made a motion to adjourn the meeting, Alan Nelson seconded, and the Board Approved. The meeting adjourned at 8:35pm**

**Next Meeting: April 11, 2022, 6:30pm. Via zoom**

**Approved 4/11/2022**