

Kingsgate 5 Homeowner Association
Monthly Meeting Minutes
April 11, 2022

Board Attendance:

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| Jeff Campeau | Sarah Curde |
| Ashley Gillen | Sarah Starr |
| Essex Speckhals | Bill Keating |

Carissa Haws
Alan Nelson
Sarah Wujick (Gators subcommittee)

Visitors:

Howard Heflin
J. Heflin
Kelly Ritting
Russ Jones

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 6:30pm

The meeting minutes for March were emailed to all board members for review. Ashley Gillen made a motion to approve the March 14, 2022 meeting minutes as amended, seconded by Alan Nelson and approved by the board.

Overview of Special Meeting: Alan

Board had special meeting 4:35pm last week in response to issues with an incident between a board member and a homeowner, also an incident at a board members home. Information was relayed from the boards inside legal counseling regarding multiple incidents with the same homeowner. A discussion was had regarding what the board was going to do in response to the incident related to the legal counsel obtained.

As a result the board will be adjusting the process of our meetings more like a PTA meeting. Homeowners will be muted and don't have the option to unmute themselves. They will be called upon by the board members at specific times given in the meeting.

Board Position update: Jeff Campeau

- James Weinrod resigned from the board and there is now an open seat on the board and we no longer have the secretary.
- Susan Schilling is willing to help train a new person. Essex Speckhals is willing to try the position and Sarah Curde, Essex will get together with Susan to work on training.
- Carissa Haws and Ashley Gillen propose a posting out to community to see if any homeowners would like to join the board and become our secretary.
- Ashley Gillen makes a motion to vote Essex Speckhals in as Secretary and Alan Nelson seconds. No further discussion. Unanimously accepted

Treasurer's Report (presented by Ashley Gillen):

- All expenses are lining up as expected
- Issuing fines to compliance issues and they are being paid. New category being combined with previous categories of finance charges and late fees under other income. Didn't want to mess up the budget by adding a new category of it's own currently.
- **February Treasurers report**
- Essex Speckhals motioned to approve the February Treasurers Report, Alan Nelson second to approve, no further discussion, approved unanimously
- **March Treasurers report**
- Everything is going as expected. Letters will be going out to homeowners around the 20th or 25th with a deadline of May 15th will be turned over to the attorney
- Alan Nelson motioned to accept the March Treasurers Report, Sarah Curde second. No further discussion. Approved unanimously

Pool Report (presented by Sarah Starr):

- 10 official lifeguards hired. Would like a few more as many lifeguards have vacations at the same time
- Week after school gets out, need more coverage
- Guards need to be certified through several places, Places are listed on red cross
- Pool and pumps are good
- Guard coming to get bathrooms clean and useable for Easter Egg Hunt
- Finalizing dates for all guard trainings, and pool cleaning days
- Website information has been sent to our IT to be added to the website
- Finalized preschool lessons will be available age 2-4 Week of June 6th and 13th from 9am-? Parent can be in water with preschooler and pool will be extra warmer
- Regular swim lesson sessions begin week after on May 13th
- Maintenance is being taken care of and internet will be restarted
- Returning this year is adult only swim Wednesday nights from 7-8pm Starting after Gators stop practice at night in June
- Trying to figure out lap swim still
- Refrigerator is available for purchase now and so Sarah Starr will be purchasing and they will take the old one free of charge
- Water heater gets inspected tomorrow
- Opening day Friday of Memorial Weekend
- If on pool deck, go towards gators shed and there is a space there, Sarah Starr is thinking of a ping pong table for that location. There are outdoor ones that fold up flat and comes with a cover. Can get it delivered same day as fridge. Includes all equipment. Suggest paddle check out.

Gators Report (presented by Sarah Wujick):

- Head and assistant coach salary confirmed, contracts and payroll paperwork completed.
- Lots of registration details occurred, with over 130 swimmers registered. Practice schedule solidified, including the additional new offering of Little Gators which we believe we will try for the first time this year if other details can be determined. They will not participate in the meets, but swim a little before the meet. For the kids who can't swim a whole lap but want to be part of the gators community.
- Some team expenses were firmed up. Suits were finalized and a suit store is nearly complete for family purchases.
- **Upcoming:**
 - Final committee bylaw changes made with approval coming this week.
 - Firming up the team in the coming week given waitlist inclusion.
 - Meet schedule should be available and will be confirmed with Sarah Starr so our contract can be finalized in mid-April.
- Swimsuit store opens April 18.
- Pool clean up and SwimSuit Try On event April 23.
- Spiritwear store planned to open early May.
- Virtual team kick-off meeting, new family meeting early May.

Parks and Recreation Report (presented by Carissa Haws):

- Easter Egg Hunt April 16th at 10am
- Have an Easter Bunny. Have lots of fun prizes. Coffee, Donut holes
- APOLS will be mowing this week and do cleanup before Saturday
- Walked neighborhood with APOLS a few weeks ago. Clarifying areas they cover and clarified what they do and don't do
- Sent emails to other bid for other Landscaping company and had no response
- With APOLS if we want them to finish the sidewalk project, have them come in more and do weed treatments instead of just cutting them. Possibly a biannual spray. It is suggested to accept that advice and approve getting the sprays done. We do not have a bill from them yet. The sidewalks are not something we haven't covered prior, but it came up on the community survey. The board agrees to continue working with APOL on sidewalks for now
- Bill Keating has been going to the park and playground weekly to take out the trash and picking up the area
- Bill Keating will be pressure washing the parking lot prior to the egg hunt as small children will be looking for eggs there. Will need access to pool to get water.
- Pool opening party is being looked at.
- Started talking to food truck from summer gathering, he's willing to come and park even for non-homeowner covered events. Would like to get some more food trucks into the neighborhood more often for gators meets and pool days maybe once/month.

Maintenance Report (None this month as looking for new hire):

Compliance Report – (presented by Alan Nelson)

- There are a lot of homes for sale in the neighborhood.
- There is a home renting rooms in the HOA and advertising
- A home is running some kind of business out of their home, there is quite a lot of traffic and a lot of cash transactions happening at the door. Lots of noise. Constant traffic, a lot of different people stopping by and interacting. Alan Nelson will be reporting to Kirkland/Woodinville PD
- All the houses that are being used as apartments is the board going to send compliance letters. Have to be sent a violation notice before we start restricting amenities.

New Business (led by Jeff Campeau):

- Switching to in person meetings preferably outdoors discussion. Maybe when weather is nice.
- Possibly May but then June is more likely
- Mini newsletter with job posting, board posting, and post Egg hunt 2-3 weeks before pool openings should be sent out. Info sheet to be used. Use as email and then post on website. Gators information. Pool closures

Homeowners Concerns (open to all visitors):

- Kelly: requesting variance request sent in email
 - Has talked with all immediate neighbors and does not have any impact on site lines
 - Will be repainting the shed
 - Discussion on the impact of the shed to neighborhood/homeowner
 - Proposal to accept the lot line set back variance for the property Essex Speckhals moves to accept the line set back variance and Alan Nelson seconds. No further discussion. Unanimously accepted
 - 2nd matter is deck. Architectural approval: Paint color, and deck
 - Motion by Alan Nelson to keep the structure along with the deck, with painting the deck within 9 months, Seconded by Sarah Starr. Board vote was split 3 yay, 3 nay with 1 Abstaining. Are tabling for now to discuss further

Old Business (led by Jeff Campeau):

None currently

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

Next Meeting: May 9, 2022, 6:30pm. Location TBD

Approved 5/9/2022