

Kingsgate 5 Homeowner Association

Monthly Meeting Minutes

Date 7/11/2022

Board Attendance:

Jeff Campeau
Ashley Gillen Sarah Starr
Essex Speckhals Bill Keating
Carissa Haws
Alan Nelson

Visitors:

Heidi Knable, Bruce Hawes, Cathryn Tan
Steve Star, Meighan Lailey, Bill Street
Afshin Taheri. Coby Kobi, Matt Stokes
J and Howard Helfin, Carol Smith

The Meeting was started at 6:32PM and was held at the Kingsgate 5 Pool

Ashley Gillen made a motion to approve the June meeting minutes, seconded by Alan Nelson with amendments and approved by the board.

Treasurer's Report (presented by Ashley Gillen):

- Money from the pool continues to come in.
- Essex S. moved to approve the Treasurer's Report, Alan N. seconded.

Pool Report (presented by Sarah Starr):

- Pool has been very popular.
- Swim lessons in 2nd session and going well. The 3rd session almost full!
- There was only one day in June where a 4th guard was needed.
- An individual was hired on as office staff during swim lessons.
- There was an emergency at the pool during the last swim meet, police were called, and an individual was trespassed from the area.
- Two medical emergencies at the last swim meet which were handled well by the guards on duty.
- One of the pool heaters is officially broken and a new one will need to be installed next year. A bid from ORCA was received and financing for this will need to be placed into the 2023 budget.
- Guards painted the showers.
- Both lap swim and adult swim have had low attendance.

Gators Report (presented by Sarah Starr):

June just flew by!

- Photos and All Team Games in Lower Park Field were cancelled given weather, sadly.
- Meets began mid-June, including a fun invitational at High Woodlands on June 11.
- A huge thanks to both Sarah Starr and Ashley for their TREMENDOUS support at our first meet and all throughout the season.

- Morning practices began June 20- huge thanks to Sarah Starr for all the support those first few weeks as we were ironing things out.
- 3 weekend swim clinics were held with over 60 swimmers attending the super helpful sessions!
- Team Pictures were taken, and we all very much looked like a swim team- we were drenched from the rain!
- Gators Board committee meeting June 20 was a great mid-way season check in where we covered our need for coach search next year (both our head and assistant are moving onto other opportunities), awards, board recruitment, polo/dive opportunities, meet improvement ideas, early season lessons learned.

Upcoming in July:

- Wrapping up our last meets this week.
- Fun meet, awards ceremony and team party on Friday!
- Champs July 16th and 24th.
- And, can you believe it, start preparing for 2023 season!

Parks and Recreation Report (presented by Carissa Haws):

- Summer gathering will be held on 8/5/2022 and will have games, food, and prizes. The event will run from 530PM-830PM.
- Bid was received from Year Round Landscaping

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

Compliance Report – (presented by Alan Nelson)

- Out of compliance letters were sent out and some replies were received.
- Several lots were sent to the Treasurer to administer fines.

New Business (led by Jeff Campeau):

- Board will be looking into solutions and bids for a tracking system for homeowners and renters using the pool facilities.

Homeowners Concerns (open to all visitors):

- Homeowner petitions against violations against renting rooms within home and board will consult attorney regarding caselaw brought against them.
- Homeowner available to become member at large. Motion to add Meighan Lailey to complete James Weinrod's term for remainder of seat. Ashley Gillen motion to add her to board, Alan Nelson seconded, board approved.
- Homeowner petitions against fines for multiple families in home. Homeowner states that only a single-family resides in the home. Board agrees they will consult attorney regarding home. Pool rights reinstated while consultation is conducted, and fines temporarily suspended until conclusion is determined.

- Homeowner petitions against fines for multiple families in home. Homeowner states that only a single family is living in the home. Board agrees they will consult attorney regarding home. Pool rights reinstated while consultation is conducted, and fines temporarily suspended until conclusion is determined.
- Homeowner petitions against single family living in home. Homeowner states they were not aware that multiple families are living there, and they will consult with their renter's and follow up with the board. Pool rights reinstated while consultation is conducted, and fines temporarily suspended until conclusion is determined.

Old Business (led by Jeff Campeau):

- Mission statement presented to the Board by Alan and Jeff. Board will review and readdress next month.
- Continue to field quotes on new signage.

Alan Nelson made a motion to adjourn the meeting, Sarah Starr seconded, and the Board Approved. The meeting adjourned at 7:43PM

Next Meeting: 8/8/2022, 6:30pm. In person at pool