

Kingsgate 5 HOA Monthly Meeting Minutes

September 12, 2022 | 6:30pm | Zoom

Attendees:

Jeff Campeau	President	✓
Sarah Curde	Vice President	✓
Ashley Gillen	Treasurer	✓
Essex Speckhals	At Large	
Bill Keating	Park Trustee	✓
Sarah Starr	Pool Trustee	✓
Alan Nelson	Compliance	✓
Carissa Haws	Recreation	
Meighan Lailey	Secretary	✓
	Facilities	
Sarah Wujick	Gator Report	✓

Visitors:

- Amanda Launay
- Catherine Tian
- Sarah Wujick/Gator Report
- J and Howard

Jeff shared the Standards of Behavior that all HOA meetings follow.

Bill made a motion to approve the July meeting minutes, seconded by Sarah without amendments, and approved by the board.

Ashley made a motion to approve the August meeting minutes, seconded by Bill with/without amendments, and approved by the board.

Treasurer's Report (presented by Ashley Gillen):

- Shared the August financials
- Working with the attorney to collect back dues
- Only one lot is delinquent, but is on a payment plan
- Budgeting for 2023 in October and reviewing in November
- Ashley suggested paying off the loan before the end of the year because we have healthy reserves, and it will save \$6000 in interest

Bill made a motion to approve the treasurer report, seconded by Allen. without amendments and approved by the board.

Ashley made a motion to pay off the balance of the playground loan, seconded by Allen without amendments and approved by the board.

Pool Report (presented by Sarah Starr):

- Closed Sept 5th
- Open 101 days
- Record number of pool parties
- Swim lesson earnings were up almost \$5000 more than last year
- Concessions up \$1200 from last year
- Need two new heaters for next year (\$23,000-\$25,000)
- Big wind issues since the horse farm was cleared
- Looking into cameras
- Allen brought up reviewing that the guards and Sarah have complete authority due to member issues

Gators Report (presented by Sarah Wujick):

- Thanked Sarah for managing her team so well
- Board kickoff in September
- Coach search has started and posting positions shortly
- Finalizing areas of focus for 2023
- Celebrating 50-year anniversary

Parks and Recreation Report (presented by Carissa Haws):

- Monarch Landscape Companies has been officially hired
- Will communicate the change to the neighborhood

Park Trustee – (presented by Bill Keating)

- May need more woodchips at the park
- Toys and clothing left behind will be left, so parents can collect

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

Compliance Report – (presented by Alan Nelson)

1. Need executive session to discuss meeting with lawyer

Homeowners Concerns (open to all visitors):

- Renter contested breaking the single-family home clause
-Vice President will respond to concerns within 24 hours
- Homeowner wanted to
 - review the RCW
 - like the numbers from the board survey
 - like to have the names of homeowners who have voiced concerns in the monthly minutes
-we will continue to use “homeowner”
 - would like the lot numbers of new board members
-that is private information and will not be shared

Old Business (led by Jeff Campeau):

- Table the mission statement until the next month

New Business (led by Jeff Campeau):

- New homework process for the board- topic for each monthly meeting
- Preparing for annual meeting
 - venues are not open to outside organizations or not large enough, so Zoom meeting
 - January 23, 2023
 - a subgroup to organize the annual meeting (Sarah C, Ashley, and Jeff)
 - budget planning meeting
 - update the proxy vote guidelines
 - proxy letters
- October (Zoom), November (Zoom), December, board meetings. December is the board celebration meeting
- An anonymous homeowner complaint letter was sent to the Board. Officially, complaints cannot be made anonymously. The bylaws require that complaint letters be dated and signed, so there will not be any action.

Sarah S. made a motion to adjourn the meeting and made a motion to move to executive session for the purpose of discussing legal counsel, seconded by Sarah C and the Board approved. The meeting was adjourned at 7:50 pm on Zoom.