

Kingsgate 5 HOA Monthly Meeting Minutes

October 10, 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:

-Taylor Reuhl (Gators Vice President)

-Catherine Tian

-J and Howard

-Russ Jones

-Amanda Launay

-Zemed

Jeff made a motion to ratify the board's decision on the definition of what constitutes a multifamily home from the previous month's executive session, seconded by Essex without amendments and approved by the board.

Under RCW 59.18.030 (10), a dwelling unit includes a structure or part of a structure which is used as a home, residence or sleeping place by 2 or more persons maintaining a common household.

Those residing would have access to all the areas in the house together. A group renting the house on a lot as a group where all would be impacted by the termination of a lease would classify as a single family, for example adult family home, friends renting together under one lease together. A multifamily dwelling is renting individual rooms out, these situations have only the person in the one room affected by a lease termination, it does not affect the other renters in the building.

Carissa made a motion to approve the September meeting minutes, seconded by Essex without amendments, and approved by the board.

Treasurer's Report (presented by Ashley Gillen):

- Double report next month

Pool Report (presented by Sarah Starr):

- Met with contractors for office floor replacement
 - Pay deposit soon and complete some time over the next couple of weeks
- Orca chemical supply company and another person for heater quotes (12 years old)
 - looking into PSE grants

Gators Report (presented by Taylor R.):

- Welcomed new HOA members to the Board
 - Two new parents and a member at large
- Looking at new ways to spread the responsibilities / this will help with earning volunteer points
- Looking for new coaches
- Budget Reviews in September- looked good
- End of October Begin Nov new coach locked in

Parks and Recreation Report (presented by Carissa Haws):

- New landscapers started – going well
- Homeowners were notified of the change on the website
- Carissa is checking to see if they are blowing the park and playground

Park Trustee – (presented by Bill Keating)

- Nothing to report at this time

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

Compliance Report – (presented by Alan Nelson)

- Nothing to report at this point

Homeowners Concerns (open to all visitors):

- Homeowner looking for clarification on fines/penalties
 - compliance issue and maintenance of property
 - owner is going to address concerns
- Homeowner wants to reapply for variance concerning her chickens
 - variance denied after board vote
- Homeowner wants fines on pause for multifamily homes because she has provided the lease and is waiting to hear back from the lawyer
 - updated shortly

Old Business (led by Jeff Campeau):

- Posting the unfilled *Facilities* position to people outside of the community in January
 - the HOA is currently hiring contractors and getting support from Dan

New Business (led by Jeff Campeau):

- Mission Statement for next month

Sarah C 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 Alan and the Board approved. The meeting was adjourned at 7:30 pm on Zoom.