

Kingsgate 5 HOA Monthly Meeting Minutes

March 13, 2023 | 6:30pm | Zoom

Attendees:

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

Visitors:

- J and Howard
- Dave Williams
- Steve

Alan asked Meighan to amend the February Minutes to show one home moving forward with fines and two homes being passed onto the attorney.

Bill made a motion to approve the February meeting minutes, seconded by Alan with the amended changes, and approved by the board.

Treasurer's Report (presented by Ashley Gillen):

- Still in the process of collecting dues

Alan made a motion to approve the February Treasurer Report, seconded by Bill without amendments and approved by the board.

Pool Report (presented by Sarah Starr):

- Deck cleanup has started
- Looking into ordering a new canopy
- Starting lifeguard interviews

Gators Report (presented by Sarah Wujick)

- Making progress on swim team season prep
- Registration coming soon

Parks and Recreation Report (presented by Carissa Haws):

- Easter Egg Hunt on April 8th at 10:00 am
 - Donut holes and coffee
- Egg filling party
- Landscaping Company should be scheduled to mow prior to the Egg Hunt

Maintenance Report (presented by Mark)

- No concerns at this time

Compliance Report – (presented by Alan Nelson)

- Met with the attorney and he currently has a conflict of interest with one of the homes that the HOA is in communication with
- Two homes are out of compliance and will be fined
- Check with Essex about a damaged fence- HOA responsibility or homeowner responsibility?

Homeowners Concerns (open to all visitors):

- Homeowner asked that the 2022 Annual Meeting Minutes and March 2022 Minutes be posted

Old Business (led by Sarah C.):

- New Google Workspace is up and running

Governance Committee- (led by Alan)

- Reviewing current CC&Rs and Bylaws
- The goal is to have an RCW we want to adopt by the April 4th meeting

New Business (led by Sarah C.):

- Recommendation from the attorney that we post the Jan 2023 Annual Meeting Minutes
 - Post as “not ratified”
 - Not finalized until the Jan 2024 Annual Meeting Minutes
- Board to review Mission Statement on the Google Drive to make any revisions so we can adopt at the next meeting
- Carissa brought up considering using a Management Company to handle Compliance
 - Is there a management company that would just do compliance?
 - Discuss with Kingsgate 3 & 4 their experience with moving things to a Management Company
 - Cost?
 - Should the Compliance position be a paid position for a community member due to the hours that this job entails?

Jeff made a motion to adjourn the meeting, seconded by Bill, and the Board approved. The meeting was adjourned at 7:20 pm on Zoom.