

Kingsgate 5 HOA Monthly Meeting Minutes

June 5, 2023 | 6:30pm | Pool

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
- Steve Starr
- Dave Williams
- Tristan Sale

*******April's meeting was cancelled*******

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

Treasurer's Report (presented by Ashley Gillen):

- Various discussion about a few of the line items
- Insurance was paid with the bill coming in approximately \$1,000 higher than budgeted. Thus, we will need to adjust our budget item for next year.
- The business license issue has been resolved
- Everything else is going according to plan.

Essex made a motion to approve the April Treasurer Report, seconded by Sarah S. without amendments and approved by the board.

Pool Report (presented by Sarah Starr):

- Pool opened the Saturday of Memorial Day weekend, and we had record attendance that first day, with 41 families and 20 guests enjoying the pool that day.
- We are staffed with 14 guards, with a good mixture of new and veteran guards.
- The new heaters are installed and working perfectly, so far.
- A new gazebo has been installed that is bolted to the deck. (The board gave its hearty approval of this new addition, as our board meeting took place underneath it!)
- Internet has been installed at the pool with Wifi available throughout the pool area (Thank you Steve Starr!)

- One Ring camera has been installed at the main entrance to the pool, with plans on installing two more at various locations around the pool, all facing out.
- The pool has experienced a few instances of petty vandalism over the last few weeks and the one camera was unable to capture anything useful with regards to these episodes. However, with the addition of two more there is hopes that they will act as least as a deterrent.
- We were informed by our insurance company that a guard must be always in the chair when there are swimmers in the pool. Sarah and her staff have made the necessary adjustments.
- Preschool swim lessons started today (6/5/2023) and are very popular, with more offerings coming.

Gators Report (presented by Ashley G)

- The Gators season has commenced, with practices and the first home meet being next Tuesday (6/23/2023).

Parks and Recreation Report (presented by Carissa Haws):

- The Easter Egg hunt was well attended and a lot of fun, as the weather held for the event.
- Carissa reported that 50 Golden Eggs were found, and the requisite prize awarded to the lucky hunters.
- Donuts and coffee were also provided to all the parents and chaperones.
- The annual neighborhood summer gathering has been scheduled for Thursday, 8/3/2023 from 5:30 – 8:30. Carissa is still in search of a food truck and a dessert option.

Maintenance Report (presented by Carissa)

- The landscape company was notified of the unsatisfactory work along the 124th Ave easement. Corrections should be made in the near future.

Compliance Report – (presented by Alan Nelson)

- Alan will send out an email later this week with detailed explanation of what is going.
- He is still working with the attorney on the same two homes.

Governance Committee- (led by Alan)

- There is nothing to report at this time, as this continues to be a work in progress

Homeowners Concerns (open to all visitors):

- One homeowner brought up the issue of communications through email. The board apologized, as this was the time when we were switching all our emails to a new system. She was assured that we were not ignoring her and that we will strive, as board to communicate better to our homeowners.
- Another homeowner mentioned that the board could be more transparent but had no suggestions on how that could be accomplished and is unwilling to do anything about it. The boards stance is that we are very transparent, with all pertinent information posted on our website.
- It was also suggested that more homeowner involvement is needed for the Governance Committee, though all 3 members are homeowners, as the homeowners are not being represented. The board replied that all of the trustees, including the members of this committee, represent the homeowners.

Old Business (led by Sarah C.):

- N/A
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New Business (led by Sarah C.):

- N/A

Carissa made a motion to adjourn the meeting, seconded by Alan, and the Board approved. The meeting was adjourned at 7:10 pm at the pool.