

Kingsgate 5 Homeowners Association

Board Meeting Minutes

02/12/2024

Zoom

Board Members Present:

Sarah Curde
Susan Schilling
Bill Keating
Luke Ritting
Sarah Starr
Ashley Gillen
Essex Speckhals
Shelby Dickinson
Dave Williams

Visitors:

J and Howard Heflin
Steve Starr
Andrew Dean
Doron Katz

The meeting was called to order at 6:32 p.m. Sarah Curde welcomed those in attendance and introduced Doron Katz, president of High Woodlands HOA.

Visitor Presentation: Doron Katz, president of the High Woodlands HOA spoke to his desire to collaborate with K5 and surrounding HOAs. Possible areas of collaboration could include food trucks, social events, pool/lifeguard sharing, and best accounting practices. Sarah Curde said the board would discuss this possibility at a future meeting.

Assignment of Board Member Roles: Sarah Curde and Ashley Gillen explained the general duties of each board position and that all board members may be called upon to help other board members when needed. The board members were seated as follows:

- President: Luke Ritting
- Vice President: Essex Speckhals
- Secretary: Susan Schilling
- Treasurer: Ashley Gillen
- Pool Trustee: Sarah Starr
- Compliance: Shelby Dickenson
- Communications: Essex Speckhals
- Park Trustee: Bill Keating
- Recreation: Sarah Curde
- Member at Large: Dave Williams

Check Signers: The board members who will be authorized to sign checks on behalf of the association will be:

- Luke Ritting – President
- Ashley Gillen – Treasurer
- Susan Schilling – Secretary
- Catherine Earley – Gator President (will sign only on Gator swim team account)

Meeting Minutes Approval: The meeting minutes from the October 2024 meeting were unavailable for review and will be reviewed at the March 2024 meeting.

Treasurer's Report: Ashley Gillen shared the balance sheet and income and expenses for January 2024.

- There was general discussion and explanation of the presented documents.
- **A motion made by Shelby Dickenson to approve the Treasurer's Report as presented was seconded and approved.**
- Ashley shared that the CPA has been very slow in preparing documents. It was agreed that we will begin to search for a new CPA.

Pool Report: Sarah Starr reported:

- The pool tiles have been replaced and she is happy with the product and the company.
- The pool was empty for one week and has begun to be refilled.
- The pool has been newly cleaned and looks great.
- She has been talking with guards in preparation for the new swim season.
- Bill Keating will power wash the parking lot and possibly the toy structure as well as rake the bark in the playground. He will also investigate cleaning the courts.

Park Report: Bill Keating reported that he cleaned up the park from winter debris.

Homeowners Proposals, Petitions, and Hearings:

- Homeowner J Heflin has met with the Mayor of Kirkland about possibilities for an art object at the southern entrance (old monolith site).
- J would like input from all homeowners before a decision is made.

New Business:

- It was noted that the new housing development (old fire station) is advertising K5 amenities as available to the new homes – this is untrue. The attorney may be needed to rectify the situation and Sarah Curde will follow up and report at a future meeting.
- Andrew Dean – Gators Board Member at Large – shared the idea of allowing the less fortunate of our community to be able to join the swim team through financial assistance/scholarships. Ashley Gillen explained the swim team is owned by the HOA and

although the Gator team has a checking account, the account is owned by the HOA. The operating budget has been set and approved for this year and funds such as this are outside of the approved budget. There were many questions – How many scholarships? How much would the cost be per swimmer? Is this for HOA swimmers or outside swimmers? It was agreed that is best proposed at an annual meeting. Andrew asked for any questions to be emailed to him and he will share with Gators.

- 2024 Meeting Dates – 3-4, 4/11 (No Sarah C. or Ashley), 5/5, 6/10, 7/8, 8/12, 9/9, 10/14, 11/11. Summer dates may meet at the pool.

A motion made by Essex Speckhals to close the public portion of the meeting at 7:49 to meet in closed session was seconded and approved.

Closed Session Summary:

- A letter of non-compliance will be sent to a homeowner. If the homeowner does not comply, it may be necessary to involve the attorney.
- There will be no change to the dues collection process.

Approved: 03/11/2024