

Kingsgate 5 Homeowners Association
Board Meeting Minutes
5/13/2024
Zoom

Board Members Present:

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

Visitors:

J & Howard Heflin
Arun
Dan Hartman
Tristin
Nate Curde

Meeting Minutes Approval:

A motion made by Essex Speckhals to approve the November 2023 meeting minutes was seconded and approved.

A motion made by Sarah Curde to approve the April 2024 meeting minutes was seconded and approved.

Treasurer's Report: Ashley Gillen presented the Income and Expense Report and the Balance Sheet. She reported:

- Money has been collected from the Gators swim team and will be spent throughout the swim season.
- Expenses ramp up through the end of August.
- Most homeowners have paid in full. 15-day notice letters of delinquency were sent to 12 homeowners as of 4/18. 5 paid and she is waiting on 7 others.

There was general discussion and explanation of the budget and **a motion made by Essex Speckhals to approve the Treasurer's report as presented was seconded and approved.**

Pool Report: Sara Starr reported:

- 15 guards have been hired.
- There were 2 work parties to prepare the pool for the season.
- She is very pleased with the maintenance man's work.
- She purchased 6 new umbrellas and stands.
- Ziplly is up and running.
- New guard training is coming up.
- She would like a smaller version of the gazebo at the west end of the deck to be placed on the east end of the deck – she believes the cost is approximately \$2,000. There was discussion **and a motion made by Sarah Curde to approve the purchase of a second gazebo for the pool deck was seconded and approved.**
- The website has been updated.

Parks and Recreation Report: Sarah Curde reported:

- August 8th for Summer BBQ.
- Dan Williams emailed a report – attached.

Compliance: Shelby Dickinson reported:

- She got some information from Alan Nelson and is going through a very large file.
- Currently there is nothing new to report.

Homeowners Proposals, Petitions, and Hearings:

- Homeowner Dan Hartman explained that he has been trying to get the sign/fence fixed for 2 years and wants to see movement toward resolving his issue. Sarah Curde reported her husband's recommendations of replacing the fence first and working on signage later. **A motion made by Sarah Curde to fix the fence as presented in Dave Williams' proposal with a budget of up to \$300 was seconded and approved.**

New Business: Nate Curde reported:

- The chain link fence at the intersection of NE144th Way and NE 144th Place that was closed off due to long term car parking, foot traffic, and concerning behavior by non-Kingsgate 5 residents and guests, will remain closed. A complaint made by someone outside of K5 HOA requested the fence be taken down. Homeowner Arun spoke to the board giving his history of complaints and concerns before the fence was closed off and asked that the fence remain in place. Arun asked about video surveillance of the area. The board will not use video equipment but believes the homeowner can place a camera on his property. There was discussion by the board,

and all agreed that the fence will not be removed, and Essex Speckhals will relay that message to the condo board and will report if she is given a reply. Sarah Curde will reach out to her contact at the Kirkland Fire Department about the fence being needed for emergency access.

A motion made by Sarah Curde to close the meeting at 7:37 pm was seconded and approved.



Dan Williams - Notes
5.13.24 Board mtg.pdf

Approved June 10th, 2024