

Kingsgate 5 Homeowners Association
Board Meeting Minutes
9/09/2024

Board Members Present:

Luke Rittig
Susan Schilling
Ashley Gillen
Shelby Dickinson
Sarah Starr
Bill Keating
Dave Williams

Visitors:

J & Howard Heflin
Steve Starr

The meeting began at 6:30 pm.

Meeting Minutes Approval: A copy of the August 2024 meeting minutes was not available for review.

Treasurer's Report: Ashley Gillen emailed the Income and Expense Report and the Balance Sheet for board members to review.

- She is planning a preliminary 2025 budget preparation meeting sometime in September.
- She is waiting for the taxes to be completed.

There was general discussion and explanation of the Treasurer's report, and **a motion made by Shelby Dickenson to approve the Treasurer's report was seconded and approved.**

Pool Report: Sarah Starr reported:

- The 2024 swim season was great.
- All but 2 of the guards are planning on returning.
- She was under budget for all pool expenses.
- A new electrical switch was installed in the pump room.
- Swim lesson participation was double that of expectations.

- Approximately \$1200 over in expected pool party income. There were 37 or 38 pool parties.
- There were 569 paid guests – not including free guests.
- Several new items will be needed for the pool area.
- The deck needs to be painted, and some areas of the deck need patching.
- It is time to investigate recoating the pool. This will need to be done in the near future.
- Dave Williams may have access to a fiber optic camera to investigate an issue with the baby pool.

Parks and Recreation Report: Bill Keating reported:

- Questioned whether the landscapers come only when called or on a regular schedule. Ashley answered by saying they are scheduled but any additional work needs to be conveyed to them.
- He and Sarah Starr will meet to discuss what he believes to be poor quality work by the landscaper.

Compliance: Shelby Dickinson reported:

- She received two complaints by email, and both were resolved.
- Quality Towing wants to place signs at the pool and on the park fence for cars left in those parking lots.

Homeowner Proposals, Petitions, and Hearings:

- J Howard referenced an email from another homeowner and the board agreed that the board will not discuss other homeowner's communications without them being present. A proxy cannot relay information for a homeowner.

Old Business:

- Signage: Dave Williams repaired and painted the entrance signs along 124th Ave – they look great!

New Business:

- Luke Rettig suggested a community poll to get feedback about the HOA as well as exploring volunteer opportunities for community members. The results would be shared with the homeowners.

A motion made by Susan Schilling at 7:14 pm to adjourn the meeting and enter a closed session was seconded and approved.

Summary of decisions during Executive Session:

- The board discussed commercial vehicles parking in the neighborhood.
- There was discussion regarding possible signage throughout the neighborhood connected to parking violations.
- Discussion of a fiscally responsible solution to a fencing issue.
- It was agreed that Dave Williams may spend up to \$1,000 on a vegetative hedge upon recommendation of council.

Approved 10/14/2024