

Kingsgate 5 Homeowners Association
Board Meeting Minutes
10/14/2024

Board Members Present:

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

Visitors:

J & Howard Heflin
Steve Starr
Robert Gowing
Heidi Knable

The meeting began at 6:37 pm.

Meeting Minutes Approval: A motion made by Shelby Dickinson to approve the August 2024 meeting minutes was seconded and approved.

A motion made by Ashley Gillen to approve the September 2024 meeting minutes was seconded and approved.

Treasurer's Report: Ashley Gillen emailed the Income and Expense Report and the Balance Sheet for board members to review. There was general discussion and explanation of the Treasurer's report and a motion made by Sarah Curde to approve the Treasurer's report was seconded and approved.

Pool Report: Sarah Starr reported:

- Bids will be coming for concrete repair and deck painting.

Parks and Recreation Report: Bill Keating and Sarah Curde reported:

- Sarah got 3 bids for tree pruning and clean up. She also met with the landscaper to ensure they understood what the HOA expects of their services.

Compliance: Shelby Dickinson reported:

- She received an email enquiry that was easily handled.
- She also had 2 in person questions that were quickly answered.

Homeowner Proposals, Petitions, and Hearings:

- J Hefling reported there are to be no business fliers posted on mailboxes.
- Robert Gowing enquired about the lower park area and possible plans to make it a more usable space. Sarah Curde explained some of the history about dealing with the issues of the lower park area, mainly the drainage and water mitigation issues which make it very difficult to plant or improve the area. The question was posed whether a group could get together and investigate the possibilities, legalities, and financial issues. Looking at the old plans from years ago could be helpful.

Old Business:

- There was discussion about towing signs and if they should be only at the pool/park area or throughout the neighborhood. After discussion **a motion made by Essex Speckhals to allow towing signs to be posted throughout the neighborhood was seconded and approved.**
- Dave Williams will investigate possible repairs for the entrance sign griffin and will report at a future meeting.
- Essex Speckhals spoke about the apartment complex challenging K5 planting trees and fencing a portion of the cul-de-sac. Dave Williams was disappointed that the attorney for K5 didn't seem to understand where the fence was located and gave possible incorrect instructions for action by K5. It is also becoming costly to continue to pay for the attorney, fencing, and a possible survey. The topic was

tabled pending Dave's investigation into the cost of a survey and hearing back from the K5 attorney.

New Business:

- Shelby Dickinson commented on possible plans for the upcoming holidays. It should be community based, and Sarah Curde will look into ideas for community engagement during the holiday season.
- There was general discussion in preparation for the proposed 2025 budget.
 - The members in attendance discussed each line item and adjusted as needed.
 - It was agreed that dues will be due by March 31st and will incur \$40 late fee after that date.
 - Pool passes will cost \$748.
- After discussion it was agreed to present the proposed 2025 budget at the annual meeting.

The meeting adjourned at 8:17 pm.

Approved 11/11/2024