

Kingsgate 5 Homeowners Association
Board Meeting Minutes
1/20/2025

Board Members Present:

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

Visitors:

J & Howard Heflin
Steve Starr

The meeting began at 6:32 pm.

Meeting Minutes Approval: A correction was noted that the name Bob Weitzel under visitors should read Bob Gowing. **A motion made by Sarah Curde to approve the November 2024 meeting minutes as amended was seconded and approved.**

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

- It was noted that several line items were over budget, but Ashley explained that items such as chemicals and utilities can swing widely, and we have no control over these. Our guards are paid competitively, extra swimming lessons, more pool parties mean more guards are needed. More people equal more chemicals, electricity, etc.
- There was discussion about whether to adjust the proposed budget to reflect these possible changes and it was agreed by the board to leave the proposed budget as-is.
- Payments of dues are strong. There have been some bounced checks which cause fees for the HOA.

- Discussion included the long-standing policy that the HOA does not refund overpayment of dues, but the extra payment amount will be credited to the following year's dues payment.
- There was general discussion and explanation of the Treasurer's report and **a motion made by Essex Speckhals to approve the Treasurer's report was seconded and approved.**

Pool Report: Sarah Starr reported:

- She is still working on finding a contractor to complete the pool deck repair. She is having difficulty connecting with her preferred contractor but will keep trying.
- Towing signs are up and we are under contract with the towing company.
- She is pleased that many of the guards from last season are returning.

Parks and Recreation Report: Sarah Curde reported:

- She noticed tagging with a sharpie marker on the playground equipment. She has tried several different methods to remove the tagging without success and will contact the playground company for guidance.
- She is reaching out to the tree company for clarification on several points including whether the equipment could damage the lower field.
- Dave Williams is working on repairing the main entrance signs, including fabricating griffins from composite materials. He will also assess the solar lights at the signs.

Compliance: Shelby Dickinson reported:

- She and Ashley have solved one outstanding issue.
- She's had one new complaint and two questions – all have been taken care of.

Homeowner Proposals, Petitions, and Hearings:

- Homeowner Steve Starr would like the board to consider investing in an above ground hot tub. He believes the focus has been on the children of the neighborhood – a good thing - but believes the board should consider something for the adults. There are many unknowns such as whether insurance would cover a hot tub. Each of the pools needs to be permitted separately, this could possibly need to be permitted separately from the other two pools.

Old Business:

- Luke Rittig will work on a questionnaire for the homeowners and will send it to the board for review.

New Business:

- The board prepared for the upcoming annual meeting.
- The board will arrive early to help with setting up.
- Ashley will bring tax returns, calendar year end financials and the proposed 2025 budget.
- Susan will bring copies of the minutes from the 2024 annual meeting and be prepared to read them aloud at the meeting.
- There are 3 open positions up for election.

A motion made by Sarah Curde to adjourn the meeting at 7:49 pm to enter a closed session was seconded and approved.

Closed Session Meeting Minutes:

- After discussion of two lots and compliance issues, and the issues were resolved.