

Kingsgate 5 Homeowners Association
Board Meeting Minutes
February 10, 2025

Board members present

Luke Ritting	Visitors
Ashley Gillen	J & Howard Heflin
Shelby Dickinson	
Sarah Starr	
Dave Williams	
Sarah Curde	
Essex Speckhals	
Royal Hanson	
Kelly Stowe	

Meeting started at 6:33

Meeting Minutes approval: Discussion about meeting minutes opened meeting. As January meeting minutes are not available, **a motion was made by Sarah Curde, seconded, and approved that the January and February minutes will be approved at the March 10th meeting**

Board position assignment: It was agreed that board positions need to be assigned before we proceed with meeting. Positions were assigned as follows:

Luke Ritting	President
Essex Speckhals	Vice president
Ashley Gillen	Treasurer
Royal Hanson	Secretary
Shelby Dickinson	Compliance trustee
Kelly Stowe	At large trustee
Dave Williams	Park trustee
Sarah Curde	Recreation trustee
Sarah Starr	Pool trustee

Motion to assign these positions was made by Royal Hanson, seconded and approved.

Treasurer's Report: Ashley Gillen reported:

- The check signers for 2025 will be Luke Ritting, Ashley Gillen and Royal Hanson.
- January has been a very busy month. 70% of HOA members were paid in full by January 31st with many of those remaining having made a partial payment. One homeowner overpaid and a refund has been issued. No homeowner is more than 1 year behind in their dues.
- Expenses are normal for January. We have over \$382,000 in the bank.
- Pool pass purchasers' payments are being collected.
- Payroll taxes filed 1-31.

- All employees have been sent 2024 W-2s.
- We received a \$900 refund from Midlakes.

Motion made by Sarah Curde, seconded and approved to approve treasure's report.

Pool report: Sarah Starr reported:

- The head lifeguard from last year had a schedule change and is returning this year. In the processing of hiring guards with many hopefully returning from last year.
- She is hopeful that there will be preschool swimming lessons again.
- Northwest Concrete Resurfacing has been chosen to resurface our deck. Worked with Dave on pricing. Work will begin next month. Will be finished so the pool can open on schedule.
- 54 returning pool pass purchasers from last year. 16 will be released from waitlist tonight. There are still 36 on the waitlist.
- She is not worried about the pool freezing.

Park report: Dave Williams reported:

- Bill Keating has sent him a list of work items. Bill has agreed to help with projects.
- Discussion about garbage cans - how to access behind fence and making them available to use.
- He is working on the entrance signs. Will have a griffin prototype soon.

Recreation report: Sarah Curde reported:

- She will send landscaper contact.
- Easter Egg Hunt – after discussion it was agreed to have the hunt on 4-19-25, the day before Easter, as usual.

Compliance: Shelby Dickinson reported:

- Easy month. Only received one homeowner question.

Old business:

- Luke is working on additional questions for the survey. He will send it out soon.

New business:

- Meetings will continue to be held on 2nd Monday of the month – March 10th, April 14th, May 12th, June 9th, July 14th, August 11th, September 8th, October 13th, November 10th.

Moved to adjourn meeting by Royal Hanson, seconded and approved.

Meeting adjourned at 7:21 pm.