

Kingsgate 5 Homeowners Association
Board Meeting Minutes
March 10, 2025

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

Meeting started at 6:37

Meeting Minutes approval: Discussion about meeting minutes opened meeting. January meeting minutes were reviewed, **a motion was to approve made by Kelly Stowe, seconded, and approved.** February meeting minutes were discussed. Error in spelling of Luke's last name will be corrected. **Motion to approve amended February minutes made by Sarah Curde, seconded, and approved.**

Treasurer's Report: Ashley Gillen reported:

- Gators have started collecting money.
- Dues payments are still coming in.
- Will be meeting with BOA to get check signers set up for 2025 by end of month.
- Dave asked questions about reserve study for association. Ashley explained about requirements and advised copies can be made available of the last study done in 2021. We don't do it yearly because of the cost. We will need to do a new study in the next couple of years. We currently have more than \$104,000 held in out reserve fund.

Motion made by Royal Hanson, seconded and approved to approve treasure's report.

Pool report: Sarah Starr reported:

- Currently hiring guards for this season.
- Dave had a concrete slight lift by baby pool checked by contractor. It will be fixed with the deck. Dates are being worked on. Sarah got quotes from 6 contractors. She has selected NW Concrete Resurfacing and the cost looks like \$16,000.
- Because of lack of rain over winter, Sarah had to add water to the pool.
- The cameras that were purchased last year need to be installed.
- Has talked with Mark, our maintenance person, and courts will be cleaned in the next couple of weeks.
- Mark or guards will do parking lot.

- There was discussion about a grandchild of an HOA member not living in the HOA being added to Gators at member rates. Since Gators have already registered the grandchild, the board decided to treat as one off and revisit if this happens in future.
- Swim lessons will start later because of end of school year delays.
- One coach has been contracted. Sarah is looking for more.

Park report: Dave Williams reported:

- Dave has been working with Bill to identify what Bill was taking care of in park.
- Talked about weekly pick up of trash and branches and filling dead tree area.
- Dave advised that we need to be aware of HOA responsibility of cleaning sidewalk by pool when it snows. There are more than 700 feet of sidewalk.
- Dave has fixed basketball net. We will need new tennis court net – cost about \$200. Board agreed he should order a new net.
- Still working on signs. Showed work so far.

Recreation report: Sarah Curde reported:

- She has purchased prizes for eggs.
- Looking through eggs and shopping for candy. Looking for help to stuff eggs.
- Planning for summer party.

Compliance: Shelby Dickinson reported:

- Received two e-mails, one in person with questions about compliance.
- Quiet month
- Sarah C has info about house burning trash in backyard. Will get to Shelby.

Old business:

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New business:

- J asked about emptying and refilling water in pool for repairs. Very expensive. She suggested everyone bring home water to empty and then bring back to refill.
- Steve says residence at 14408 has been sold to an investor. They are having unskilled workers doing major construction there. Building decks and house has been gutted. Ashley says the sale has not been reported to HOA. Steve has researched and can find no permit has been issued. He will check with city of Kirkland.
- Also, discussion about gate at top of hill.
- Essex discussed issues with the house at 14409.

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

Meeting adjourned at 7:43 pm.