

**Kingsgate 5 Homeowners Association**  
**Board Meeting Minutes**  
**April 14, 2025**

<b>Board members present</b>	<b>Visitors</b>
Luke Ritting	J & Howard Heflin
Ashley Gillen	Rob Gowing
Shelby Dickinson	
Sarah Starr	
Dave Williams	
Essex Speckhals	
Royal Hanson	
Kelly Stowe	

**The meeting started at 7:11 pm.**

**Meeting Minutes approval:** March meeting minutes were reviewed, **a motion to approve made by Essex Speckhals, seconded, and approved.**

**Treasurer's Report: Ashley Gillen reported:**

- Dues payments are still coming in. 14 left. On April 10 sent letter advising pay within 15 days or referral and late fee.
- Update that we closed account at 1<sup>st</sup> Financial Services and transferred account at BOA. \$200,000 moved to CD.
- Ashley has set up Zeile for paying dues and pool pass.

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

**Pool report: Sarah Starr reported:**

- Dates being set with deck repair person. Dave power washed the pool house wall. It will need to be painted.
- Hired 4 new guards. 2 not returning because found FT employment. 1 came back and is now on guard sub list.
- Cleaning parking lot before egg hunt. Mark will try to do courts before then.
- Dave cleared leaves, etc. from courts.
- Have a new pressure washer. Training guards on using.
- The electrician is coming to install new security cameras this week. Will be turned on after hours. Have had people hanging around.
- Sarah could like Board members at park at 8 am Saturday to set up hunt.

**Park report: Dave Williams reported:**

- Dave has repaired the existing net on the tennis court. He has received the new net and will install it when Mark has cleaned the courts.
- Landscape cut this week
- Being asked about pickleball lines to be on court. Ashley advised they are there.

- Asking about moving benches from basketball court to tennis. All agreed would be ok.
- Working on signs – cleaning and painting those by parking lots.
- He is getting quotes to resurface and re-line parking lots.
- Bob Gowing said he is willing to help with this. He also asked about the pool wall facing the street. Dave advised it has been cleaned.

**Recreation report: Sarah Curde unable to attend:**

- Shelby will be picking up eggs.
- Sarah would like board members to be there at 8 am on Saturday to help with the set-up.

**Compliance: Shelby Dickinson reported:**

- Quiet month
- Questions from new homeowners about CCNR.

**Old business:**

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**New business:**

- Discussion about executive session with HOA attorney. Essex explained we are having our attorney send a letter to Kingsgate Ridge regarding trespass issues. Further discussion among board members about the issues.

Meeting adjourned at 8:25 pm.