

Kingsgate 5 Homeowners Association
Board Meeting Minutes
5/12/2025

Board Members Present:

Luke Ritting
Ashley Gillen
Shelby Dickinson
Sarah Starr
Dave Williams
Essex Speckhals
Kelly Stowe

Visitors:

Jay & Howard Heflin
Dan Hartman

The meeting started at 6:44 PM

April Meeting Minutes – Ashley Gillen moved to approve the April meeting minutes, Essex Speckhals seconded the motion and the minutes were approved by the board.

Treasurer's Report: Ashley Gillen

Ashley reported she was working with 2 homeowners to work out payment plans, and was planning to send 6-8 homeowners to the attorney for collections.

Sarah Starr moved to approve the treasurers report and Dave Williams seconded the motion. The treasurer's report was approved

Pool Report – Sarah Starr:

Pool deck work is finished and looks great.

Asked about condition of locker room floors and contractor said they need to be painted, so they will paint them this week. Cost will be \$17,000 for deck work and \$3,000 for floors. Ashley mentioned that this could put the project over budget and would need to find money from reserves or sign budget or be over budget. Sarah said she would work on a plan for this.

Sarah is now working on final details to be ready to open the pool.

Gator report - Catherine Early:

Gator registration is now closed, they have 121 swimmers and 71 families. There is a wait list for some age groups but still room in some age groups. There is still room available for 12-13 year olds.

First practice is May 19, and first home meet is June 17. On June 19 they will switch to AM practice and the last practice will be on June 23rd.

We will not host an invitational meet this year.

Catherine is working with Sarah Starr to finalize practice times.

Gator Pod for beginning swimmers is very popular but still need to work out details such as volunteer commitment etc.

Park Report – Dave Williams

Finish painting pool parking lot sign – week of 5.12.25

Move 1 brown bench from basketball court to tennis court – week of 5.12.25

Start repairs on second brown bench – end of June

Replace tennis court net – after court is cleaned

Cold patch holes adjacent to pool north wall – week of 5.19.25

Patch cracks in pool north wall – prior to painting

Continue to fill holes in lawn as soil becomes available - ongoing

Continue working on replacement griphon signs – October

Get arborist quotes – by next meeting

Get parking lot clean / crack seal quotes – by August for work to be done late September

More items expected after owner survey results are in

Recreation: Sarah Curde:

Successful Easter egg hunt this year

Summer Party Thursday August 7, Sarah noted that there seemed to be better attendance when the event was not scheduled during the weekend.

There is a list of food trucks that have offered to participate, and the board provided dessert would be either shaved ice or Sugar and Spoon.

There was some discussion about notifying Homeowners about HOA events and other information. Ashley Gillen noted that she could send email to homeowners through QuickBooks.

Compliance – Shelby Dickinson:

There was an issue with tow truck that is parking in a red zone. Since it's a city parking regulation the police are called to deal with it when it happens. Shelby is also documenting the occurrences for possible HOA enforcement action.

There are two other ongoing homeowner issues that will be discussed further.

Homeowner feedback –

Jay Heflin noted that the board meeting minutes are not being updated on the Kingsgate 5 web page. The board will investigate to try to determine if the person who usually does these updates is still available.

Old Business:

Essex Speckhals says that we need to remove the fencing that was constructed in the area between Kingsgate 5 and Kingsgate Ridge Manor within 45 days. Dave Williams has agreed to investigate the removal; he believes he can remove it himself with some assistance. The board discussed if a new barrier could be constructed and Dave Williams noted it would be a long segment of fence and likely be expensive.

New Business:

The board received an email from Elizabeth Maliwacki stating that there is a mailbox unit with a missing parcel box key that needs to be replaced. There was discussion on if the post office would do the replacement; Kelly Stowe mentioned that he believed locksmiths could do the repair. Dave Williams agreed to investigate. The post office says this needs to be done by June 10th

Sarah Starr and Essex Speckhals raised an issue regarding an email received by the board from a homeowner. The email had a complaint about a compliance issue but further stated the homeowner believed the CCR's were not being adequately enforced and included suggestions for enhanced enforcement including a team of people that would patrol the neighborhood. There was some discussion and general agreement from the board and present homeowners is that it was not a direction that we would go in at this time, and we should encourage the homeowner to become more involved with the HOA.

Dave Williams provided a follow-up under old business that the tennis court was indeed lined for pickleball as well as tennis.

Essex Speckhals moved to adjourn the meeting at 7:20pm and Shelby Dickinson seconded the motion. The meeting was adjourned.