

**Kingsgate 5 Homeowners Association**  
**Board Meeting Minutes**  
**June 9, 2025**

<b>Board members present</b>	<b>Visitors</b>
Luke Ritting	J & Howard Heflin
	Dan Hartman
Shelby Dickinson	
Sarah Starr	
Dave Williams	
Sarah Curde	
Essex Speckhals	
Royal Hanson	
Kelly Stowe	

**Meeting started at 6:33 pm.**

**Meeting Minutes approval:**

Discussion about May meeting minutes. After discussion, **a motion was made by Kelly Stowe, seconded, and approved.**

**Treasurer's Report: Ashley Gillen (not present) provided report:**

- After review, **motion made by Kelly Stowe, seconded and approved to approve treasure's report.**

**Pool report: Sarah Starr reported:**

- Busiest opening she has had in 7 years. Record numbers for first Sunday – 70 people, 5 guards.
  - 50/50 HOA members and pass purchasers so far.
- Working on problem with needles from anon-HOA tree getting in pool.
- Work on deck repair is completed. It's much easier to clean now.
  - There are still materials left at the pool from the deck repair. The repair people will be returning to clean up.
- There will be 3 weeks for Gators, 2 for open swim.
- Preschool lessons have started. 3 guards are available to teach.
- Sarah S. recommended changing the prices for swimming lessons from \$135 for all to \$125 for HOA members and \$150 for non-members. **Motion made by Royal Hanson, seconded and approved to make price change.**
- Gators are going well.
- More than 20 pool parties have been booked so far.
- Dan H questioned about free guests. Advised if paid in full by January 31<sup>st</sup> member gets 4 free guests each visit.
- Prepping pool wall for painting.
- Dave advised the garbage container for the park was locked behind pool fence. Sarah S. will make sure guards move it so accessible.

- Sarah received a nice letter from an HOA member about how grateful they are for the pool. It is posted by the pool desk.

**Park report: Dave Williams reported:**

- Moved and secured one of the benches from by basketball court to by tennis court. It needed some repair before he moved it.
- Needed to fill an area that is settling by basketball court.
- Cracks in the concrete wall below and on the north side of the pool have been fixed so it can be painted.
- Waiting for Mark to clean the tennis court before installing the new net.
- Will send pdfs with quotes from arborists regarding work on 47 trees in park.
- Work continues on signs.

**Recreation report: Sarah Curde reported:**

- Working to finalize a food truck so she can include in flyer for association summer event.

**Compliance: Shelby Dickinson reported:**

- Busy month.
- Received 3 emails regarding landscaping and painting questions.
- Working on 2 recurring compliance issues. Board discussion about whether members have pool access if out of compliance. They do not.

**Old business:**

- Nothing new on fence removal.
- Board received a request to pay Kingsgate Ridge fees related to the fence - \$4800. We don't know yet what insurance will cover. **Motion made by Kelly Stowe, seconded and approved that we cover fees if insurance does not.**
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**New business:**

- Dave brought up an issue with delivery box key replacement on one of the mail stands. Discussed that homeowners are responsible for individual box keys. Dave will try lubricating lock to see if it helps. If not, HOA may need to replace lock. Royal indicated that property owners are responsible for maintenance/repair of the cluster mailbox units, i.e., the HOA has no financial obligation. PS: We did sustain a small financial impact of \$71.63 for manufacturer repair services provided BEFORE Dave was informed that the HOA did not need to pay for this.
- Luke started discussion regarding waiving board member dues since the bylaws say board members cannot be compensated. Royal advised it is not compensation. Recommended he talk with Alan Nelson to get a better explanation of this. Royal also advised HOA members had approved waiving of dues for board at an annual meeting. (Royal did research after the meeting and found that at the 2013 and 2015 annual meetings that waiving dues

was discussed with all members in attendance with no disagreement noted. My memory is that a straw poll was taken among attendees, and the consensus was support for this policy. – **board members – let me know if you want this additional info left in the minutes).**

- Discussion regarding traffic issues at the Kamaikin MS intersection. Per Dave, his understanding is that after school is out the plan is that the stop sign will be moved closer to the intersection. Ultimately, he says the plan is to install a traffic light. We also discussed sending a letter to the cities of Kirkland, Woodinville and Bothell about the problems there. J asked about providing a letter to homeowners to advise where they can write. Luke will follow-up with Ashley.
- The issue was members who the Gators board felt did not meet requirements to waive dues coming to Kingsgate 5 board to override that decision. **The Gators board had no documented requirements to waive fees for participation. In lieu of documentation, they defaulted to the same as K5 board – attend 80% of meetings and be actively involved. Because of that, two board members' fees were not waived in 2025.** The K5 board will support the Gator board decision.

Meeting adjourned at 7:36 pm.