

Kingsgate 5 Homeowners Association
Board Meeting Minutes
September 8, 2025

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

Meeting started at 6:38

Meeting Minutes approval: Discussion about draft August meeting minutes opened meeting.
Motion was made by Sarah Curde, seconded, and approved to approve August minutes.

Treasurer's Report: Ashley Gillen reported:

- Checking on amount of money earned outside (pool passes, etc.) to ensure no tax liability
- On track with overall budget, but utilities may be higher than budgeted

Motion made by Shelby Dickinson, seconded and approved to approve treasure's report.

Pool report: Sarah Starr reported:

- Pool is closed for the season.
- Beat the budget. All expenses have been turned in. May have additional budgeted expenses.
- A record 300 kids took swimming lessons.
- Had 420 paid guests. 50/50 split guests of HOA members and pool pass purchasers.
- Income way over budget on pool parties. She could have booked at least 10 more if there had been more weekends in summer.
- Huge ice cream sales. Sold 729 drumsticks, 250 chocolate chip cookie sandwiches, and 235 Twix ice cream bars.
- Had a great season. Losing 4 guards next year.
- Pool will need replastering – will get quotes. Pool guy found lots of spots needing replaster.
- It has been suggested we need a pool lift because we run swim meets. She is looking at a portable lift.
- Was asked about lost and found. She donates what is useable to charity.

Park report: Dave Williams reported:

- Got arborist report from Bob Layton. Nice summary. The takeaway is that there are 6 trees with issues. 1 dead by corner of lot. 4 trees over playground need pruning. Maple tree in lower park hanging over apartment parking lot needs trimming. Asked if he should get

quotes. Consensus of board was yes. Researching if need permits for work. It doesn't look like it so far.

- He is looking at current landscaping company. He does not feel we are getting good value and all required work done. He is looking into quotes for a replacement firm.
- By end of September, he and Dan Hartman will be replacing griffins on entrance signs.
- New green wall is not showing water run-off as much.
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Recreation report: Sarah Curde reported:

- Good turnout at summer event.

Compliance: Shelby Dickinson reported:

- A number of HOA contacts about landscaping issues. Provided permits and arborist report.
- 2 landscape and fencing.
- Complaints about neighbors out of compliance.
- Worked with Alan Nelson about homeowner attempting to sell a house needing HOA signoff on work done. The board did not approve work at the time it was done, but city gave permit. Board will not be signing off.
- She was contacted by a surveillance company about monitoring neighborhood. Advising we are not interested.

Old business:

- Luke – no updates on items. More next month.

Homeowner petitions:

- J wanted to know board opinion about newsletter sample she put together. All board members reviewed at meeting or prior. Several members gave feedback that it needed extensive editing to convey more professional approach. Board will table until available and interested board member(s) can devote time and energy to this effort.
- Kae Rae Parnell said she is new to the neighborhood and is interested in getting involved.

New business:

- none

Moved to adjourn meeting by Dave Williams, seconded and approved.

Meeting adjourned at 7:32 pm.