

**Kingsgate 5 Homeowners Association**  
**Board Meeting Minutes**  
**February 09, 2026**

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

**Meeting started at 6:37 pm**

**Set board positions for 2026**

President	Luke Ritting
Vice President	Essex Speckhals
Secretary	Royal Hanson
Treasurer	Ashley Gillen
Park	Dave Williams
Compliance	Shelby Dickinson
Recreation	KaeRae Parnell
Pool	Sarah Starr
At large	Kelly Stowe

**Motion was made by Kelly Stowe, seconded, and voted to approve board positions.**

**Meeting Minutes approval:** Discussion about meeting minutes opened meeting. **Motion was made by Dave Williams, seconded, and voted to approve January minutes.**

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

- Busy Month. She is collecting a lot of dues.
- Will need to adjust money. Report is reconciled to January 31<sup>st</sup>.
- Pool pass purchases are set at 55-60. Some people missed deadline because it fell during Super Bowl. Allowing them until 2-9 to apply. Everyone from last year renewed. Will be looking to change deadline next year.
- 
- **Motion made by Royal Hanson, seconded and voted to approve treasure's report.**

**Pool report: Sarah Starr reported:**

- Figuring out how to do pressure test to locate leak. May need to happen after repairs to pool bottom are completed.

- People are still coming into the park late at night.
- Dave will get rid of buckets leftover from deck resurface.

**Gator board report:**

- none

**Park report: Dave Williams reported:**

- Nothing new to report
- *Sign repairs at 141st are ongoing*
- Working on fixing/replacing lights on courts.

**Recreation report: No report.**

- KaeRae is new to position. Will have info for next meeting.

**Compliance: Shelby Dickinson reported:**

- Light month.
- 2 contacts from realtors.
- Has resolved previous fence issues.

**Old business:**

- None

**Homeowner petitions:**

- None

**New business:**

- 38 responses to survey so far. Initial results:
  - 50% use pool regularly
  - 53% satisfied/very satisfied with pool, 42% neutral. 2 people reported dissatisfied.
- More details when more time to analyze.

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

Meeting adjourned at 7:38 pm.