

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

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

**Meeting started at 6:33 pm**

**Meeting Minutes approval:** Discussion about meeting minutes opened meeting. **Motion was made by Essex Speckels, seconded, and voted to approve February minutes.**

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

- Sent out notices of payment of dues in full by 3-31-2026.
- Pool passes have been completed.
- Gator registration is complete.
- Sent out reports.
- Moved money from reserves for pool repair.
  
- **Motion made by Kaerae Parnell, seconded and voted to approve treasure's report.**

**Pool report: Sarah Starr reported:**

- Pool repair is in progress. Sarah feels she picked the right contractor. Very detailed. Will take out fiberglass, then plaster, then one more layer to get to cement.
- When the original quote was done, repair of the deep end ladder was not included. The contractor will be taking it out and replacing it with a ladder built into the wall. The bid is \$900 with no additional cost for labor. Doing it now means we will not need to drill into the new plaster for repair.
- Pressure test will be done tomorrow (3/10). Will check if leak is in pipes or lights

**Gator board report:**

- none

**Park report: Dave Williams reported:**

*·Work on the Kingsgate signage at the 124<sup>th</sup> Avenue NE and 141<sup>st</sup> Way (Dan Hartman's intersection) continues. The second shield has been fabricated, and it is now ready for installation on the fence and attachment of the white lion. Dan and I have been in touch and hope to pick up some rock for*

spot repairs to the stone columns at either end of the Kingsgate fence/signs. Additional repairs and upkeep will be addressed throughout the year.

I removed the solar motion sensor light from above the tennis court's southeast entry. The light functions, but the output is quite low. I contacted the manufacturer, EE Systems Group, Inc. of El Monte, California. Fortunately, they are still in business. Unfortunately, the two lights that we have are no longer manufactured and parts are no longer available as they have substantially changed the designs of their lights. **FORTUNATELY**, given the changes in their designs and the continuing price drops of lithium-ion batteries, LEDs, and solar panels, new solar motion sensor lights are substantially less expensive than what I had originally estimated. We will be able to procure a couple of new lights (with better batteries and higher lumen output) well within the annual park maintenance budget that we discussed a few weeks ago. More to come as I work through a few ideas and pull together some costs for next month's meeting. It's nice to get some good news regarding prices once in a while!

Just in case anybody ever wonders about this, people are using the tennis/pickleball court. There was a foursome playing and a foursome and one pair waiting when I was doing the litter cleanup on Sunday a week ago.

**Recreation report: No report.**

- KaeRae will be out of town on the date of annual Egg Hunt. After discussion it was determined not to hold the hunt this year. Will discuss again in the future.

**Compliance: Shelby Dickinson reported:**

- 3 contacts from contactors about repairs.
- 2 contacts related to fence issues/questions.
- 1 contact from an arborist.

**Old business:**

- None

**Homeowner petitions:**

- Anna Doyle attended to discuss fence proposal for Lot 726. Board confirmed decision not to approve plan as submitted. Recommended to meet with neighbors to reach a plan that all can agree to. Steve Starr offered to help organize a meeting to discuss.

**New business:**

- None

**Moved to adjourn meeting by Kelly Stowe, seconded and approved.**

Meeting adjourned at **7:39** pm.