

Kingsgate 5 Homeowners Association
Board Meeting Minutes
April 13, 2026

Board members present	Visitors
Luke Ritting	J & Howard Heflin
Ashley Gillen	Christina Schwartz - Gators
Shelby Dickinson	Andrew Dean – Gators secretary
Sarah Starr	Kyle Gilpin
KaeRae Parnell	Alan Nelson
Dave Williams	Catherine Earley – Gators president
Essex Speckhals	
Royal Hanson	
Kelly Stowe	

Meeting started at 6:35 pm

Meeting Minutes approval: Discussion about meeting minutes opened meeting.

Motion was made by Kelly Stowe, seconded, and voted to approve March minutes.

Treasurer’s Report: Ashley Gillen reported:

- Mostly finished with dues collection – 14 left outstanding out of 342 homes.
- Expenses typical for this time of year.
- **Motion made by Royal Hanson, seconded and voted to approve treasure’s report.**

Pool report: Sarah Starr reported:

- Repair project on pool is finished! Great company to work with. While everything is curing she needs to brush pool daily and add chemicals two times.
- Found this morning that one of the two pumps has died. It is 5 years old. Cost to replace will be \$3800 (\$3500 plus installation). This pump will be the same model as the other pump. Discussion of how to fund. There is \$5000 in budget not yet designated. After discussion decision is to draw from that for replacement. She works with Rob from Pool Guys for maintenance.
- Sarah has finished hiring lifeguards for this year. % new and 11 returning. Cleanup day for guards at pool will be next week.
- Mark will clean the roof and caulk the exterior vents to fix leak issue.
- Dave will clean the NW pool wall after the pool cleaning is finished.

Gator board report:

- Catherine reported that last year’s coach is returning and hoping to be with team for the long term.
- Gators registration has completed. There will be 122 swimmers. 75 families are represented – 25 new to Gators. 50/50 split of members between HOA/pool pass purchasers and from outside community.

Park report: Dave Williams reported:

- Dave is working on rehabbing the lights around the courts. Had bought a 1800 lumen solar/motion detector for \$119. Has it temporarily installed on pool parking lot to check how it works.
- Is re-using fence/rails from fence removed earlier to install lights.
- Has rocks to repair entry. Rocks should be set and sign fixed, replaced and installed in the next month.
- Someone attempted to steal the new net from the tennis court. Dave has reattached with steel zip ties.
- Litter situation in park is better.
- Got e-mail about installing rain gardens at 141st entrance. It is gone from Kirkland City plans for now.

Recreation report: KaeRae Parnell reported.

- No report. Have received responses about egg hunt cancellation. Alan Nelson suggested/questioned if a volunteer had been sought to run hunt.
- KaeRae asked about past recreation activities since she is new to community. Discussion

Compliance: Shelby Dickinson reported:

- Busy month. 2 questions about renovations, 1 about sewer work, 1 about cars, 2 neighbors discussing fence line drawings.

Old business:

- None

Homeowner petitions:

- Kyle Gilpin advised he has talked with Ziplly Fiber about getting fiber optic cable installed in our neighborhood. Ziplly is interested in having that happen. They want HOA approval to do this. Kyle received letter today for HOA to sign giving them approval to do work. Lots of discussion around this. Some questions were asked whether Ziplly is expecting HOA to pay for work and why they would need our approval since all approvals should come from city or county level. Kyle says Ziplly believes there should be no cost to HOA or people who would have fiber installed. Was ultimately agreed that a Ziplly rep should be invited to May meeting so questions can be asked of them directly.

New business:

- Discussion about updated agreement between HOA and Gators. Much this discussion was focused clarifying that Gators is a committee reporting to the K5 HOA board and not an independent entity.
 - Alan said both sides need to remember that there should not be an us versus them relationship between the HOA and the Gators. There is only us.
- Catherine advised there have been issues that have developed over time:
 - Problems with placing pop-up tents around the pool. Have been issues with visiting teams wanting to set them up and being told no. Need to add guidelines to contract about how to handle.
 - Question about getting pool house keys for swim team coaches. Sarah advised no because of liability issues.

- Agreed to go through items individually. Lengthy discussion about the points.
- Some discussion about funds moving between the HOA and the Gators accounts.
- Shelby discussed that we need to do a financial discovery/audit of pool and Gator related finances.

Motion was made by Shelby Dickinson, seconded, and voted to perform a financial discovery/audit of pool Gator related finances.

- Once review is completed there will need to be additional discussion.

Moved to adjourn meeting by Essex Speckhals, seconded and approved.

Meeting adjourned at **9:18** pm.

APPROVED