September 14, 2026

Kingsgate 5 HOA Board Meeting

Meeting was called to order at 6:32pm by President Luke Ritting. Attendees included: Luke Ritting, Kelly Stowe, Sarah Starr, Ashley Gillen, Essex Speckhals, Shelby Dickinson, J & Howard Heflin, Steve Starr, Dan Hartman & KaeRae Parnell.

A motion was made by Kelly Stowe to accept last month's minutes. Second by Shelby Dickinson. All voted in favor.

Ashley Gillen gave the financial report. The CPA filed an extension for the K5 HOA return. They are working on finalizing it. No updates on the two HOA homes who haven't paid their 2026 dues. Ashley has submitted a request to lock in the dates / times for the next annual meeting.

KaeRae is still not receiving emails that are sent out to the "full board" mailing list. She will reach out to the web designer / programmer. Apparently, there are still several previous folks on that mailing list, that need removed, also. Ashley reported we are within our tax bracket/percentage thresholds, with the income to date. Kelly Stowe made a motion to approve the financial report and Essex Speckhals seconded. All approved.

Sarah Starr gave the pool report. This was our longest season ever – 108 days / 113 days with the swim lessons included! And the busiest Labor Day ever! There were 29 pool parties this year. Sarah also reported the stanchions are finished. The pool is officially closed. The pool covers will be used for awhile. Once removed, the pool chemicals will be used, since the plastic is new. Sarah said there are no new significant budget items expected in the new budget cycle.

The Parks report was submitted earlier, by Dave Williams, as he is unable to attend this meeting. Dave inspected the Kingsgate sign lighting at all six locations. Ten of the lights/solar panels are fully functional, and he made some repairs to the stakes (some of which were damaged) and adjusted the aiming. One of the lights is damaged beyond repair, and he is in the midst of repairing/cleaning the remaining light and two solar panels to see if they may still be useful as spares. Unfortunately, the manufacturer no longer lists our lights under either the available products or spare parts categories. Dave provided Luke with a list of suggested Park category folders for the new Board filing system. Dave said he's been distracted by personal issues the past month and has not yet followed up on the maintenance paving or tree trimming contractor outreach, or the Kingsgate sign stone column repairs, that was mentioned last month. He plans to deal with these this next month.

KaeRae Parnell submitted the end-of-season report on the pool party. We had ~ 70 attendees. Though we had to wrap it up early, due to rain and lightning, everyone seemed to have fun and enjoy the event. KaeRae will get her receipts submitted to Ashley.

Via email, it was shared there is a Gator Board retreat coming. Catherine mentioned an end-of-the year meeting.

Shelby Dickinson gave her report. There were no new emails received this month. One follow- up was required, as part of a landscaping question. There was mention of a travel trailer & shed, but Shelby said more information is needed on those.

Luke asked if there were any items from the homeowners on the call and no one had anything.

KaeRae reminded everyone that we'd like to get a rough draft from each board member on their "roles & responsibilities" list. The goal is to get feedback from all, then uniformly format each and send out to everyone for review. She will follow-up individually with each board member.

Essex brought up the discussion about the Lexington residents using the park parking lot on September 17 & 18. Kelly Stowe made a motion to allow them to use, and Sarah Starr seconded the motion. All approved.

Luke mentioned a city-permitted construction project.

Catherine Earley of the Gator Board has asked for a meeting to address the issues between the Gator Board and the K5 HOA Board. A recommendation was made to conduct the discussion at the October 12, 2026 HOA Board meeting. Luke or Essex will notify Catherine of this plan.

At 7:10pm, KaeRae Parnell made a motion to close the meeting. The motion was seconded by Essex Speckhals.

APPROVED