

Kingsgate 5 HOA Annual Meeting Minutes

January 23, 2023 | 7:00pm | John Muir Elementary School

The meeting convened at 7:00 pm. A quorum was achieved with homes in the association represented either in person or by official proxy.

Homeowner Association President Jeff Campeau opened the meeting and introduced each of the board members and Sarah Wujick, Gators Swim Team Board President.

Jeff also reviewed the Standards of Behavior.

A homeowner suggested everyone introduce themselves. There were homeowners that have lived in Kingsgate from less than a year to 47 years.

Meighan Lailey read aloud the minutes from the January 24th, 2022, annual meeting and a **motion was made by Royal Hanson to approve the minutes as presented and was seconded by Tom Nesko and approved.**

Alan paused the meeting and asked a homeowner with legal representation present to please have the lawyer leave the meeting. He explained that it was a closed meeting, and the board did not have legal representation present.

The lawyer did not want to leave, so a motion was made to adjourn the meeting at 7:37 for 5 minutes to address questions and concerns with having the lawyer present. A yea/nay vote was held, and homeowners voted to not have the lawyer present. The meeting reconvened at 7:43.

Ashley reminded homeowners that there are no recordings as covered by the Standards of Behavior.

President's Report (presented by Jeff Campeau)

- Staying on top of maintenance
- K5 finances remain strong
- The Board is having some email issues, so please email again if you did not get a response
- Working on finding the balance of personal happiness without impacting neighbors
- Thanked neighbors for working with the board to find that balance

2023 Goals

- Upgrading older things
- Beginning work on creating a Vision and Mission Statement for the community
- Updating our CC&Rs
- Looking for volunteers to spearhead a committee to look at Vision, Mission Statement, and CC&Rs

Questions

Do you have a lawyer to help with CC&Rs?

Treasurer's Report (presented by Ashley Gillen):

Financial Review 2022

- Total assets 12/31/22 \$180,295.66
- Income more than budgeted, primarily because of robust pool season
- Expenses less than budgeted, only marginally though
- Ended the year with a positive fund balance of \$55,210.30
- Highlight Expenses
 - Paid off the balance of the playground load \$45,143.73
 - Legal Fees-compliance issues and dues collection
 - Landscaper-changed companies
- Tax was returned today and we do not owe any taxes
- Neighborhood changing-14 new homeowners in 2022
- Diligent with collecting back dues
- All delinquent dues have been turned over to an attorney for collection
- Ended 2022 with only one lot past due and have a payment plan set up

After a general discussion and explanation of the budget **Megan Weinen made a motion to approve the treasurer's report, seconded by Royal Hanson without amendments and approved by the board.**

Proposed 2023 Budget

- Dues are \$537. Billed for the entire year in Jan.
- 9.1% increase per CPI
- Payment due in full by March 31st
- Free guest fees if paid in full by 1/31
- Budgeting for new pool heater, and alternative gazebo options
- Working on identifying next large project, such as entrance signs

Tom Nesko made a motion to approve the Proposed 2023 Budget, seconded by Cindy Klein without amendments and approved by the board.

Pool Report (presented by Sarah Starr):

- great summer at the pool
- very busy with a great group of guards
- open 101 days
- 11 lifeguards - 8 returning, 3 new
- Record number of pool parties-36

- Added ping pong table - great during hour break time
- Offered preschool lessons before public schools got out
 - calmer and quieter during this time
 - turned on the heaters to be warmer
 - fully booked
- Offering preschool lessons again this year
- 4 sessions of swim lessons with waitlists
- Taught over 200 kids this summer
- 7 swim instructors
- Concessions were very busy, and people loved the mobile payment options
- Great season with Gators
- 65 pool pass purchasers
- New heaters on order
- Looking for new canopies or permanent structures. Considering gazebo options

Questions:

- How many college kids are coming back?
 - Answer: 4
- Did you do adult only swim time?
 - Yes
- Is there ever an opportunity to extend preschool lessons after public schools are out for the summer?
 - It is a possibility

Gators Report (presented by Sarah Wujick, Gators Swim Team Board President)

Sarah Wujick introduced herself and shared her preferred pronouns. she/her. She has been with the Gators for 8 years but is sadly not one of our neighbors.

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To recap the 2022 season we had 120 swimmers, covering almost 80 families with over 20 new to Gators Swim Team swimmers. Over 150+ practices were held, with 6 home meets held and one great season! We are planning on celebrating 50 years in our 2023 season and would love to have you join us. Please look at our website for more information at <https://kingsgategators.swimtopia.com/> or reach out to us at teamparent.kgg@gmail.com.

Interested in joining swim team and learning more about the upcoming season? Please join us for a Kingsgate 5 Gators Swim Team Q&A session via Zoom on Wednesday, March 8th from 7-8pm. There you can chat with members of the swim board and Gator families to talk about what to expect for this coming season. Please share with new families looking to join our amazing Gators.

Questions

What Special things are you planning for the 50-year celebration?

- Pictures throughout the years
- Swag
- Invite alumni back for an Alumni Night celebration

Parks and Recreation Report (presented by Carissa Haws):

2022 Highlights

- Easter Egg Hunt
 - Roughly 1100 eggs / 42 golden tickets
 - Prize table
 - Complimentary donut holes and Starbucks coffee
- Sun and Fun Summer Celebration
 - Dinner by Jessica's Unique Bite
 - Complimentary dessert by Chillz
 - 20 families / 71 tickets
 - Lots of fun games for kids and adults
- Hired New Landscaper
 - Northwest Landscape Services

2023 Vision

- Continuing the long-standing tradition of hosting our annual Easter Egg Hunt and Summer Celebration
- Updating our Neighborhood Signage

Questions or Suggestions:

- Do we have a new signage plan or proposal in place?
 - No
- What is the cost?
 - K5 is in the researching phase
 - Planning to talk with Chateau Woods to get some idea because they just replaced their signs and they work with our landscapers
 - Still researching how many signs would be included and/or necessary
 - Homeowner offered to help with research because he is in construction
- Can we replace the basketball net at the basketball courts?
 - Yes, we will let our new maintenance person know.

Suggestion

- Can we do a summer pickleball event?

Compliance Report – (presented by Alan Nelson)

- Alan has been doing compliance for the past few years, but he has also served as the President, VP, various other board trustee positions prior to that which totals about 20 years of service

Major compliance issues in 2022

- Cars – Too many of them
 - our governing documents, states that 4 cars are allowed, with each car in working condition and properly licensed
 - issues arise when the cars ‘spill’ out into the street.
- Single-Family Dwellings –
 - When this issue arises it usually exacerbates the issue above.
 - Boarding (renting rooms on a monthly basis), subletting, or short-term rentals (i.e. AirBNB) are not allowed.
- Livestock – Our governing documents prohibit the raising and housing of livestock.
- Businesses being run out of homes
- Yard Maintenance – lawns not mowed

A direct written message from Alan:

As a board, we don't have a QA department walking around the neighborhood with our governing documents in one hand and a tape measure in the other. However, the board on an individual basis do periodically walk the neighborhood and notice glaring issues that need to be address, as well as getting notifications from concerned homeowners. 98% of all homeowners have not or probably never will hear from the board, but the 2% of homeowners that do, for the most part are renters that may or may not be aware of the rules. However, it is the homeowner, whether living in the home or not, that bears the responsibility that the home remains in compliance. We are currently working on streamlining and expediting the process, and when such a process is completed, we will notify the association.

One other aspect that we are working on is to develop a mission statement to determine what, as a homeowner's association, we want to be. Once that is completed, we will let everyone know what that is.

Lastly, last summer, during the middle of our pool season, we had to take the unusual and extraordinary step of banning two households from the pool for the rest of the summer. In each case, our guards were verbally abused, and their authority questioned. I've said it here before and I'll say it again; The guards are the law at the pool. And I hope everyone understands this so this doesn't arise again.

Suggestion

- Adding signage that says “smile you are on camera” to deter break-ins
 - Not a board issue, so you will need to direct that to the police

Elect Board Members-

Jeff Campeau explained that the terms for board members are 3 years and 3 positions are up for election and voting this year. There was not a Nominating Committee, and Essex Speckhals, Jeff Campeau, and Alan Nelson each self-nominated. Alan is willing to go on for one more year, but he would like to step down after this year.

The floor was then opened for any additional nominations, and J nominated Catherine Tien and Essex nominated Steve Starr.

We had five nominations Alan, Steve, Essex, Catherine, and Steve. Each nominee was allowed time to speak. Catherine and Alan chose to speak. After the speeches, Steve retracted his nomination.

All homeowner members in good standing were allowed to vote on the slate of candidates with the three nominees receiving the most votes becoming the newest board members. Ashley Gillen tallied the votes and Essex, Alan, and Jeff received the most votes and will be seated at the February 2023 board meeting.

Three board members terms are up

- Alan (retiring after this year), Jeff, Essex (partial term)
- 3 year commitment
- All members join as Members at Large
- Board Meets Monthly

Homeowners Concerns (open to all visitors):

- No concerns at this time

New Business (led by Jeff Campeau):

- Asked for the voting totals for the Board positions

A motion was made by Royal Hanson to adjourn the meeting at 9:26 and was seconded by Megan Weinen and approved.