

Kingsgate 5 Homeowners Association
Board Meeting Minutes
July 14, 2025

Board members present	Visitors
Luke Ritting	J & Howard Heflin
Ashley Gillen	Andrew ?
Shelby Dickinson	Catherine
Sarah Starr	Steve Starr
Dave Williams	Alan Nelson
Sarah Curde	Bob Gower
Essex Speckhals	Kyle Gilpin
Royal Hanson	
Kelly Stowe	

Meeting started at 6:35 pm

Meeting Minutes approval: Discussion about June meeting minutes.

- **Motion to approve minutes was made by Sarah Curde, seconded, and approved.**

Treasurer's Report: Ashley Gillen reported:

Finances are as expected at this point in the year.

- **Motion to approve treasurer's report was made by Shelby Dickinson, seconded, and approved.**

Catherine – Gator swim team rep – reported that season is going really well. 2 meets left – both against other Kingsgate teams.

Pool report: Sarah Starr reported:

- Very bust at pool. 2nd set of lessons has just started with other guards shadowing so will know how to teach next year.
- Wasp nests have been found in pool area. Resolved.
- Many morning and weekend pools parties scheduled. Booked through end of year.
- Issue with alcohol at pool. People bringing in alcohol and hiding in feminine hygiene boxes. Ashley sent e-mail to members about alcohol policy at pool.
- Contractor cleaned courts.
- Need to change lights in pool. Sarah has ordered lights that will change color.
- Issue with a homeowner who had assigned rights to renters but wanted to use pool themselves. Were advised that only one can have rights.

Park report: Dave Williams reported:

- Has arborist assessments sent to board of trees needing work. Has quotes of \$1100 to \$2490 for work. His recommendation is to take the low bid from Layton. **Motion to approve recommendation and accept Layton bid was made by Ashley Gillen, seconded, and approved**

- Dave met with Joe Zaragosa – Monarch contract manager regarding the work scope and maintaining the lower park area. Ashley advised bushes are overgrowing area in lower field. It has not been mowed and is overgrown with weeds. Board opinion is maintenance of lower field has always been part of contract and needs to be done regularly. One member comment was essentially “We are paying a lot more than we have in the past without much to show for it.”
- Basketball/tennis courts cleaned. Will install new tennis net soon.
- Working on signs.
- Has lumber for 2nd griffin sign.
- Has materials for cold patch fix on walkway. Patching will be done once wall has been painted.
- Dave has gotten quotes from our landscaper to mitigate trip hazard areas by basketball court (\$448) and the walkway just down the hill from the playground (\$860). Dave suggested tabling final discussion for a future meeting as he wants to look at more options for the walk by the park and verify the quote’s material quantity for the basketball court work.
- Discussion about snow removal. Dave is working on quote to have done. He advised we should also get signs to advise sidewalk slippery when snow or ice present.

Recreation report: Sarah Curde reported:

- Grand Taco food truck and shaved ice confirmed for 8-7 annual event. E-mail will be sent to members in addition to posting on Facebook and Kingsgate 5 homepage.

Compliance: Shelby Dickinson reported:

- Busy month. Had 4 e-mail reach outs.
- New owners questioning landscaping of property.
- 1 old issue resolved.
- Alan Nelson asked if board had been approached by group home on 147th Place regarding major expansion. Board advised had not.

Old business:

- Dues waiver for board members:
 - Alan advised since he was president of board. (Royal clarified started in 2009). There was a problem recruiting members to serve and waiving dues has helped that.
 - Lengthy discussion about whether waiving dues is compensation or not.
 - Luke suggested contacting attorney to get interpretation. **Motion to authorize Luke to contact attorney was made by Kelly Stowe, seconded, and approved by 7-2 vote.**

New business:

- August meeting will be on Zoom.

Homeowner proposals – petitions

- Steve Starr raised question about why we keep having low attendance at events. Asked why we continue to do same things if homeowners don’t participate. Feels other Kingsgate associations have a large involvement. Thinks we need to revisit and make changes if something is not working.

- J advised she feels it is a communications issue. We used to have 3-4 newsletters a year and then it stopped because it was too expensive. She wondered if this should be on homeowner survey. – Luke advised yes, and the survey is ready to go after summer party. Sarah C. agreed that communication for egg hunt was late in getting out.
- Alan felt the date may be too late and talked about previous years' dates.
- Ashley says recreation is under budget.
- Steve asked if all expenses have been submitted. Sarah C. advised no.
- Tamar (?) asked about who has member rights. Sarah S. answered that if a homeowner rents their property they have the rights unless they choose to delegate those rights to the renter. If the owner delegates, they no longer have access to the pool, etc.
- Tamar also asked about storage sheds. Shelby advised Tamar to send any plans to board for review. Also, the board is not monitoring the neighborhood for violations. If the board sees, action will be taken. Otherwise, it would require someone to report the issue.

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

Meeting adjourned at 8:05 pm.