

Kingsgate 5 HOA Annual Meeting Minutes

January 22, 2024 | 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 Sarah Curde opened the meeting and introduced each of the board members.

Meighan Lailey read aloud the minutes from the January 24th, 2023, annual meeting and a **motion was made by Tom Nesko to approve the minutes as presented and was seconded by Susan Schilling and approved.**

President's Report (presented by Sarah Curde)

- Finances remain strong
- Wonderful homeowner gatherings
- Met and made a Mission Statement- uploading soon
- Updating CC&R's and bylaws
- Upgrading signage
 - Looking for proposals
 - Fixing the leaning sign
- Looking for nominations

Treasurer's Report (presented by Ashley Gillen):

- **Financial Review 2023**
 - Total Assets 12/31/23 \$200,768.36
 - Income marginally more than budgeted
 - Expenses overall less than budgeted, utilities higher than budgeted
 - Ended the year with a positive fund balance of \$37,831.16 (or \$198 per lot)
- Tax Return Still in progress - CPA is busy
- Diligent with collecting back dues. All delinquent lots over \$200 have been turned over to an attorney for collection.

After a general discussion and explanation of the budget **Kelly Stowe made a motion to approve the treasurer's report, seconded by Robert Gowing without amendments and approved by the board.**

- Proposed 2024 Budget

- Dues are \$553. Billed for the entire year in Jan. Thank you to those that have already paid.
- 3% increase per CPI
- Payment due in full by March 31st
 - Free guest fees if paid in full by 1/31
- Budgeting for new pool tiles
- Working on identifying next large project, such as entrance signs

Questions:

- What is the cost of new signage?
 - Could be as much as \$80,000
 - Robert Gowning has a friend who has retired from the signage industry and is happy to chat with him once we have a budget
- Does the park maintenance include cleaning playground equipment and courts?
 - Our new maintenance company does not cover the playground equipment and courts.
 - We used to pay the maintenance person and we do have the funds, but not a person to complete the work

Tom Nesko made a motion to approve the Proposed 2024 Budget, seconded by James Weinrod without amendments and approved by the board.

Pool Report (presented by Sarah Starr):

- Busy pool season-open 100 days
 - Closed for 1.5 days due to air quality
- Internet was installed (Ziply)
- New gazebo installed
- 14 guards, 5 new, 9 returning
 - 2 retired from 5 years with Sarah
 - Possible 6 year guard
- Welcomed over 200 guests
- 5 sessions of swim lessons
 - preschool lessons were a huge hit / hoping to offer of them again, but dependent on staffing
 - over 250 kids took lessons
- Another busy year with concessions – 582 Drumsticks
- Getting ready to start hiring new pool staff

Questions:

- Are the steps into the pool repaired?
 - on the list

- stairs will ALWAYS be put in if they are needed

Gators Report (presented by Catherine Earley):

- Summer Swim League for 6 to 18 year-olds
- Mid-May through end of July
- Develop sportsmanship
- Teach proper technique
- Promote fitness and the sport of Competitive Swimming
- Sense of community
- 2023 124 Swimmers, over 85 families, and we had waitlists last year
- Over 160 practices, 4 home meets, and celebrated 50 years of Gator Swimming
- Please look at our website for more information at <https://kingsgategators.swimtopia.com/> or reach out to us at teamparent.kgg@gmail.com.
- FAQ Zoom session will be held next week – more information on the website listed above

Questions

- Will there be Food trucks again?
 - Yes
- Are meets still on Thursdays?
 - Tuesdays or Thursdays

Parks and Recreation Report (presented by Carissa Haws):

Easter Egg Hunt:

- We were so excited to welcome back our Annual Easter Egg Hunt this past Spring.
- Roughly 1100 Eggs were collected by kids ranging from ages 1 to 12 years old.
- 50 of those eggs had a golden ticket hidden inside which could be exchanged for a gift from the prize table. The giant Squishmallows were a hot ticket item.

Summer Celebration:

- The event was held on Thursday, August 3rd. We noticed that when we hosted it on a Friday in 2022, attendance was lower. This year we saw more families, which was great!
- Jessica's Unique Bites served delicious burgers and fries.
- Big Island Shave Ice provided the dessert. The owner Carl Hung was incredibly kind and generous, and we hope to work with him in the future.
- With the helpful contribution by Tracy and Sharon Joshi's, we had volleyball, T-ball and an outdoor speaker to add to the other lawn games. The kids also enjoyed a few fun rounds of water balloon toss. Winners were given \$5 gift cards to Crumble Cookies.

Parks:

- NLS continues to service our park, entrances and cul de sacs. A few scheduling kinks were worked out in regards to maintaining the grass height at the NE 149th St and NE 141st Way entrances.
- Above and Beyond Fencing completed two projects for the neighborhood. The first was closing off the fence that separated our neighborhood from the Kingsgate Ridge Condominiums. The second was a repair to the vandalized playground fence. Both projects were completed in a professional and timely manner. Above and Beyond Fencing even repaired the gate to the playground free of charge.

Questions or Suggestions:

- How do we get the code to the courts?
 - email the board to get it

Compliance Report – (presented by Alan Nelson)

- We focused on finalizing a mission statement to help guide Board decisions
 - Mission Statement will be on the website soon
- Everyone should have signed a waiver when you moved into the neighborhood that states you will follow the guidelines of the HOA
 - Too many cars
 - Livestock not allowed
 - Resources -need more support on the board
- Alan is stepping down after 20 years with new job and new grandchild

Elect Board Members- (presented by Sarah Curde)

Sarah explained that terms for the current board positions are 3 years, 2 years, and 1 year. Board members need to come to 10/11 meetings. The meetings are approximately 2 hours a month and your dues are waived after one year of being on the Board. Members can be nominated or self-nominated. You join as a General Board member and at the next meeting (Feb. 12th) positions will be assigned.

Questions or Concerns

- How many seated board members not up for election?
 - Two are volunteering to continue in their roles (Sarah Starr and Sarah Curde)
 - Four Board seats need to be filled
- Hiring a company to cover this would be very expensive and could endanger the pool's livelihood

The floor was then opened for Self-Nominations

- 3 Year Sarah Starr and Sarah Curde (continuing in their roles)
- 3 Year Shelby Dickinson,
- 2 year- Catherine Tien, Dave Williams, Luke Ritting
- 1 year-Susan Schilliing

Candidates each shared a bit about themselves, and Sarah Starr explained the voting process.

All homeowner members in good standing were allowed to vote on the slate of candidates with the six nominees receiving the most votes becoming the newest board members. Ashley Gillen and Essex Speckhals tallied the votes and Sarah Starr, Sarah Curde, Susan Schilling, Shelby Dickinson, Dave Williams, and Luke Ritting received the most votes and will be seated at the February 2024 board meeting.

Homeowners Concerns (presented by Sarah Curde)

- J volunteered for the sign committee
 - City of Kirkland restrictions – middle island is not ours and the city has to approve it
 - Two entrances in Kirkland and four smaller signs in Woodinville. We do not need a permit to remove the sign in Woodinville
 - J would like a sculpture with two large gates with a K and different materials
 - This is just a jumping off point – email if you would like to join
- Could the new landscaping company please weed the maintenance entrances?
 - Be in contact with maintenance
- Homeowner concerned about the legal process taken for being late paying HOA dues
 - Review the process at the next meeting (Feb. 12th)
- Dog Day on the last day of the pool season – pending the health regulations and chemical research
- Polar Plunge for next year

New Business (presented by Sarah Curde)

- Next HOA meeting is Feb 12th at 6:30

A motion was made by Ted Nesko to adjourn the meeting at 8:45 and was seconded by Kristy Downs and approved.