

Kingsgate 5 Homeowners Association
Board Meeting Minutes
January 19, 2026

| Board members present | Visitors |
|-----------------------|-------------------|
| Luke Ritting | J & Howard Heflin |
| Ashley Gillen | |
| Shelby Dickinson | |
| Sarah Starr | |
| Kaerae Parnell | |
| Dave Williams | |
| Essex Speckhals | |
| Royal Hanson | |
| Kelly Stowe | |

Meeting started at 6:36

Meeting Minutes approval: Discussion about meeting minutes opened meeting. **Motion was made by Kelly Stowe, seconded, and voted to approve November minutes.**

Treasurer's Report: Ashley Gillen reported:

- Waiting for tax return from the accountant to share at annual meeting.
- Year-end W-2s, payroll taxes, and licenses have been paid.
- Lots of homeowners are paying using Zelle.
- **Motion made by Sarah Starr, seconded and voted to approve treasure's report.**

Pool report: Sarah Starr reported:

- Wait list for pool passes is at 39.
- Getting e-mails from prospective guards for this year.
- People are hanging out in park from 12-3 am. Looking at more lights and wondering if have budget to cover. Ashley advised yes.
- Talking with pool guy regarding dates to check leak. Probably happening through one of the pool lights. When replaster is finished, he will pressure test to identify source of leak.

Gator board report:

- None

Park report: Dave Williams reported:

- Five of the six trees slated for removal/hazard removal trimming (the ones next to the playground) were taken care of on 15 December as originally scheduled. However, the crew was unable to get to the big maple in the southwest corner of the lower field as the wind had picked up early afternoon and made it unsafe for the crew to climb the tree. The crew is scheduled to complete the work this Wednesday, the 21st.
- I have been trimming the lower branches of the trees next to the playground over the past month and a half or so to maintain about a minimum 7-foot clearance so as to have a clear

field of view. This work is almost done (I do enough each visit to fill the yard waste container – this is why it is taking a while).

- Now that the holiday craziness is behind us, I have near the top of my to-do list completing the second lion shield for the entry sign on the south side of 141 st Lane (across the street from Dan Hartman's house). The remaining repairs and upkeep will be addressed throughout the year.
- The “Use at your own risk” and “Slippery when wet or icy” signs have been installed.
- There has been a substantial uptick in the amount of litter in the lower parking lot and the pool parking lot over the past few months, and in particular between Thanksgiving and New Year. It's the usual trash: condoms, cigarette butts, food containers, and cheap alcohol containers. I spoke to Sarah S. and she contacted the towing company about putting one of their signs on the playground fence near the upper gate. Somebody was parking there regularly over the holidays and just dumping trash out of their car onto the parking lot – 10 feet from the trash can! Hopefully, a no parking sign might help in this regard. I am also going to look into installing at the pool parking lot and at the southwest corner of the tennis court some motion-sensing solar lights similar to the two that are above the gates for the tennis court and basketball court. Both of these lights need servicing as well.
- I met with a local landscaper, Francisco, along with Bob Gowing shortly before Thanksgiving. Francisco has worked for Bob over the years and currently works for some of our KG5 neighbors. Francisco is definitely interested in submitting a formal quote for the HOA landscaping when we get to that point.
- I am sure that there is something that I am forgetting, but this is the latest. Please let me know if there are other things that you would like me to put on the to-do list.

Recreation report: Sarah Curde not present:

- No report

Compliance: Shelby Dickinson reported:

- Contacted about issue with fence, discussed it with the homeowner.
- 2 realtors contacted her with questions about CCNRs.

Old business:

- Dues waiver question – per the lawyer – the policy has been in place long enough, over 10 years (per Royal – since 2009), that it could be viewed as abandonment of enforcement. Per Luke – lawyer advised this NOT legal advice.
- Will remove December meeting from calendar dependent on outcome of budget meeting.

Homeowner petitions:

- none

New business:

- 2026 annual meeting discussed, arrival time, and responsibilities assigned.

Moved to adjourn regular meeting by Ashley Gillen, seconded and approved.

Regular meeting adjourned at **7:08 pm.**