

Kingsgate 5 Homeowners Association
Board Meeting Minutes
11/11/2024

Board Members Present:

Luke Rittig
Susan Schilling
Ashley Gillen
Shelby Dickinson
Sarah Starr
Bill Keating
Dave Williams
Sarah Curde

Visitors:

J & Howard Heflin
Steve Starr
Bob Weitzel
Heidi Knable

The meeting began at 6:36 pm.

Meeting Minutes Approval: A motion made by Shelby Dickinson to approve the October 2024 meeting minutes was seconded and approved.

Treasurer's Report: Ashley Gillen emailed the Income and Expense Report and the Balance Sheet for board members to review. There was general discussion and explanation of the Treasurer's report and **a motion made by Sarah Curde to approve the Treasurer's report was seconded and approved.**

Pool Report: Sarah Starr reported:

- She has been checking the pool frequently because of the rain.
- She is meeting with contractors about the deck repair.
- The contract with the towing company has changed therefore a new contract will need to be signed and then signs indicating possible towing can be put up.
- Cars have been frequently parked in the pool and park lots in the evening.

Parks and Recreation Report: Sarah Curde reported:

- Sarah has gotten bids for tree work in the park and her preference is Bear Creek Tree.
- There was discussion on the possibility of needing permits.
- There was a discussion that an arborist should be consulted and not a company whose main job is to take down trees. Dave Williams will look into finding an arborist for one more bid.
- Sarah talked about the possibility of community engagement activities for the holiday season. She reminded the board that funds for this line item have been spent for the year, but several ideas mentioned were a multi-cultural light display, holiday recipe exchange, and a kindness challenge.
- Dave Williams found a 2017 proposal to assess the lower field area. Long time board members reported that work from that proposal was never done as it was thought to be a wetland and there was concern that modifications could impact the condominiums west of the park. He believes the field is not mapped as a wetland.
- In a questionnaire to the homeowners the subject of what to possibly do with the lower park should be included.

Compliance: Shelby Dickinson reported:

- 3 homeowners have reached out to her. 2 in person enquiries were resolved and she will email one other back if they do not attend tonight's meeting.

Homeowner Proposals, Petitions, and Hearings:

- Heidi Knable requests to have her pool privileges restored. She believes she was incorrectly charged for attorney fees. Shelby re sent an email explaining the HOA's position.

Old Business:

- Luke Rittig will work on a questionnaire for the homeowners and will send it to the board for review.

New Business:

- There was review and preparation for the annual meeting on January 27th, 2025, from 7:00-9:00 pm.
- The HOA board meeting will be held on January 20th.
- The February meeting will be held on February 10th, 2025.

A motion made by Sarah Star to adjourn the meeting at 7:14 pm was seconded and approved.