

3-12-15 Kingsgate 1&2 HOA Meeting

Board Members Present: John Pabst, Adrienne Yang, Marlit Stubb, Kathy Kimbell, Jeff Siemers, Jeannette Siemers, Cassandra Sage

Homeowners present: Dan Everts, Cindy Bennett, Joe Stackpoole, Bob Walters, Robert Condie, John Knapinski

7:02pm	Meeting opened by Adrienne (Interim President)
Meeting Minutes Approval	<p>Approve January Meeting Minutes Move: Marlit Second: Jeff Vote: 4 yes, 1 abstain</p>
	<p>Approve February annual meeting minutes Tabled until April meeting</p>
Treasurer Report	<p>Treasurer Report-not given In place of, Kathy read statement that covered:</p> <ol style="list-style-type: none"> 1. Internal Audit committee 2. Concern about board members to be bonded 3. Concern that focus was on treasurer position first 4. Concern that assumptions were made without interviewing first 5. Raises "second point of liability"- concern over board member sharing information about recent police activity in the neighborhood 6. Concern around pool operations liability-"Guards playing soccer on deck", concern over "question around lifeguard coverage"-quotes lifeguard coverage rule, "Pool Manager not a Certified Pool Operator" <p>Handing over files including:</p> <ol style="list-style-type: none"> 1. Current year's records 2. Quick Books 3. Quick Books backup 4. Should be able to install disk and program easily 5. Flash drive 6. Supplies purchased during course of business 7. Closed bank account and has cashier's check for \$61,212.62 made out to Jeannette Siemers-John Pabst took check to hold until going to bank and opening a new account <ul style="list-style-type: none"> • Robert Condie (homeowner and attorney) indicated that two board officers, as well as Jeannette Siemers, go to bank. Someone who will be signer on account needs to go. Recommended two signatures for account. • Kathy stated verbal resignation and that she no longer

	wishes to be affiliated with the board.
Treasurer resignation	Vote to accept Kathy's resignation Move: Jeannette Second: John Vote: unanimous approval
Pool/Park Report	Presented (see attached) <ul style="list-style-type: none"> • Question raised around yard waste containers rotation-Mike Hickey has been doing it • Dumpster will need to be ordered in April/May
Recognition	<ul style="list-style-type: none"> • Kathy's service years • Round of applause given for her time • Dan Everts offered to help physically remove other records Kathy might have Motion: Gift to recognize Kathy's service to the HOA, not to exceed \$50 (plant and card) Second: Adrienne Vote: unanimous approval
Swim Team	Boys 15 and older-18 returning members Girls 15 and older-13 returning members JHS state relay team all Royals Openings for homeowners and guest members currently Registration opens April 1 st
Kingsgate Cares Committee	<ul style="list-style-type: none"> • Presented map with pink squares that could be possible point people for Kingsgate Cares Committee • Interested homeowners willing to help • Request for annual budget line item to support • Brainstorm ways to track expenditures-hold receipts until we get to specific amount and then submit for reimbursement • Dan Everts brought up idea of homeowners supporting financially by donating money/gift cards Motion to add line item to budget for Kingsgate Cares: Adrienne Second: Jeff Vote: Unanimous approval
Internal Audit Committee Recommendations	Presented (see attached) <ul style="list-style-type: none"> • Would like to keep them on to look at other various risks • Question: How does the pool operate? • Swim Team-not part of HOA, historically HOA treasurer bills swim team for various items (lifeguard coverage, pool parties, insurance costs, etc.) This has been a "reciprocal relationship" and not necessarily dollar for dollar accounting • What is formula used to compute swim team charges?-

	<p>unknown at this time, will request from previous HOA treasurer</p> <ul style="list-style-type: none"> • Incremental costs of running swim meets, lifeguard coverage, etc. is shared between HOA and swim team • Future consideration of what those costs look like for swim team/HOA • Committee has offered help/support during the transition • Committee will look into other risks and insurance policies • Question raised to extend timeline beyond two years for treasurer position-written in bylaws so would require majority vote of homeowners to change • Question raised about board members being bonded-board members covered by HOA insurance policy should there be a lawsuit • Action step: Robert Condie will look at policy once we get it to ensure board members are bonded, etc. <p>Motion to accept IAC recommendations: Jeff Second: Marlit Vote: unanimous approval</p>
<p>New Business</p>	<ul style="list-style-type: none"> • Water Aerobics: coordinator wants to use pool occasionally as compensation for running the class-history provided by John Pabst (guest member leads class who pays a guest fee each time, has grown over years, specific time given for water aerobics) <p>Motion to have an adult only open swim time for a 30-minute session between end of swim lessons and when pool opens: Jeff Second: Adrienne Vote: unanimous approval</p> <p>Motion to provide compensatory guest membership and purchase of 20 pool noodles for water aerobics: Jeannette Second: none Motion dies</p> <p>Kingsgate Cares Committee has invited Water Aerobics instructor to provide class for our homeowners and their guests during adult only open swim time</p> <ul style="list-style-type: none"> • Concrete footings exposed-request for woodchips for playground area (approximate cost \$1500) <p>Motion: Adrienne Second: John Vote: unanimous approval</p> <ul style="list-style-type: none"> • Tennis courts/park reservations-discussion ensued around usage and regulations. Homeowner John

	<p>Knapinski voiced agreement for both sides (homeowners concerned there is never an open night vs. teams of “our kids” using the facility)</p> <p>Motion for ball field reservations M-Th nights only, with alternating timeframes-Monday/Wednesday early (5-6:15), Tuesday/Thursday late (6:15-7:30) with opposite times being open family nights. Fridays/Sundays no scheduled sports team practices. Saturday reservations only open until 12. Blackout (no sports teams reservations) from Memorial Day weekend through Labor Day weekend: Adrienne Second: Jeannette Vote: unanimous approval</p> <ul style="list-style-type: none"> • Tennis teams need to be informed that if party is reserved that desires a tennis court, practices must give up that time. <p>4. Tennis reservations tabled until April meeting 5. Lifeguard proposals tabled until April meeting</p>
Board Election	<p>Motion to accept board nominations: Jeff Second: John Vote: unanimous approval</p> <p>President: Adrienne Yang Vice President: John Knapinski Interim Secretary: Jeannette Siemers Interim Treasurer: John Pabst Swim Team Liaisons: Marlit Stubb/Pam Warnick Pool/Park Directors: Jeff and Jeannette Siemers Kingsgate Cares Committee Chair: Cassandra Sage</p> <p>Email to community for folks to step forward to open positions.</p>
9:02 pm	Adjourned by Adrienne