

2023 Annual Meeting

Kingsgate Highlands 1 & 2 Homes Association

February 13, 2023

Start Time: 7:05pm

Agenda

- Welcome and Introductions
- Treasurer
- Park/Pool
- Reservations
- Activities and Events
- Kingsgate Cares Committee
- Kingsgate Royals Swim Team
- Q & A

Welcome and Introductions

- President: Kyle Hutchison
- Vice President: Brian Piper
- Treasurer: Reed Wilson
- Secretary: Sheila Morgan Quackenbush
- Park/Pool Director: Keith Hodo
- Activities Director: Gena Cook
- Communications: Matt Hageman
- Kingsgate Cares Committee Chairs: Rebecca Christiansen & Liz Stiger
- Royals Swim Team Liaison: TBD

Treasurer – Overview

[Balance Sheet](#)

[Profit and Loss](#)

2023 Fiscal Highlights

- Up on every income category
- Insurance costs continue to increase
- Payroll costs increased due to increases in wages
- A/R down 19%: 2 lots with mid to large back dues sold
- Net income: ~\$41k (does not include depreciation)

Treasurer – Lot Activity

Summary of Lot Activity

Year	Total Lots	Active Lots	Resigned Lots	Guest Members	Known Rentals	Total Assessed
2001	323	268	55	39	No Data	307
2002	323	270	53	45	No Data	315
2003	323	274	49	45	No Data	319
2004	323	275	48	45	No Data	320
2005	323	280	43	45	No Data	325
2006	323	284	39	45	No Data	329
2007	323	288	35	45	No Data	333
2008	323	288	35	45	No Data	333
2009	323	289	34	50	No Data	339
2010	323	291	32	47	No Data	338
2011	323	292	31	47	No Data	339
2012	323	292	31	41	No Data	333
2013	323	294	29	39	No Data	333
2014	323	294	29	37	No Data	331
2015	323	295	28	36	No Data	331
2016	323	295	28	34	No Data	329
2017	323	296	27	31	No Data	327
2018	323	297	26	28	No Data	325
2019	323	300	23	26	No Data	326
2020	323	302	21	21	No Data	323
2021	323	309	14	19	No Data	328
2022	323	311	12	17	19	328

Treasurer – Account Receivable

Dues A/R

Years Past Due	Count of Years Past Due	Sum of Total
0	1	\$ (20.00)
1	4	\$ 2,300.00
2	2	\$ 2,816.44
3	2	\$ 3,460.00
6	4	\$28,356.73
Grand Total	13	\$36,913.17

White (overpaid) 1 Homeowner
 Yellow (1 year only) 4 Homeowners
 Orange (no liens) 4 Homeowners
 Red (liened) 4 Homeowners

	2022	2021	Change	
	\$ (20.00)	\$ -	\$ (20.00)	N/A
	\$ 2,300.00	\$ 4,231.44	\$ (1,931.44)	-46%
	\$ 6,276.44	\$ 11,844.00	\$ (5,567.56)	-47%
	\$28,356.73	\$ 29,306.73	\$ (950.00)	-3%
Total	\$36,933.17	\$ 45,382.17	\$ (8,449.00)	-19%

Treasurer – Reserve Study

- Conducted Initial Reserve Study
- Helps us plan for the next 30 years' worth of expenses to avoid needing special assessments to cover the costs
- Takes into account all our assets and components requiring period maintenance and/or replacement
- Recommendations:
 - \$46k per year for minimum funding
 - \$56k per year for full funding
 - 2022 Reference: ~\$41k excess

Treasurer – Annual Dues

Annual Dues

- 2023 dues
 - Homeowners: \$700
 - Guest Members: \$825
- 2024 dues (preliminary)
 - Homeowners: \$700
 - Guest Members: \$825
- 2025 dues (preliminary)
 - Homeowners: \$750
 - Guest Members: \$885
- Dues will be sent out ~1-2 weeks after annual meeting
- Due date is 5/15 for dues

Treasurer – 2023 Budget

- 2023 Budget

	2023	2022
Income	\$251,975	\$240,500
Cost of Goods Sold	\$204,200	\$105,516
Gross Profit	\$47,775	\$134,984
Expenses	\$104,150	\$93,295
Net Operating Income	-\$56,375	\$41,689
Reserve Income	\$56,375	-\$41,689
Total	\$0	\$0

Park and Pool

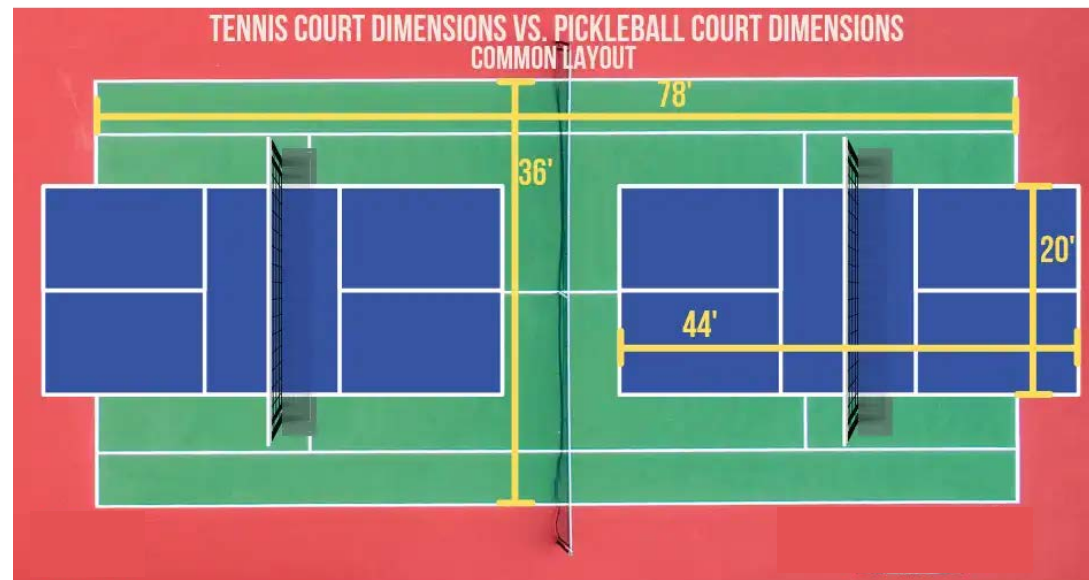
- Done in 2022
 - Replace Locker Room Heaters
 - New Signage in Park
 - New Canopies
- Planned for 2023
 - Resurfacing Pool (April - \$83k)
 - Tennis/Pickleball Court Improvements (Spring)
 - Address Drainage Problems in Playground Area (Spring Work Party)
 - Flagpole lighting (Spring)
- Upcoming and Future Items
 - P1: Replace Pool Coping and Waterline Tiles (Budget \$40k)
 - P2: Fence on North side of park (Parking Lot)
 - P3: Replace the retaining wall next to the tennis courts
 - P3: Replace the picnic shelter
 - P3: Replant the NE 137 planter
 - P3: Permanent Garbage Containers

10 Year Project Review

- Repaired the 118th AVE retaining wall and sink hole under the sidewalk
- Parking Lot replacement
- Resurfaced the tennis courts
- New pool boilers
- New pool pump
- New pool house paint (interior/ exterior)
- Lifeguard office refurbish
- New fence surrounding the park
- Replanting of the planter on 118th AVE
- New pool filters
- Shed expansion
- 150 yards of playground chips
- New locker room heaters

Tennis/Pickleball Court Improvements

- Add two pickleball courts on West court
 - Two court lines painted, one per side (just lines, not background color)
 - Two rollaway nets provided
 - New signage for usage of courts and storage of pickleball nets
 - Updated Reservations Details
- Court Lock Upgrade
 - Marina-style door handle
 - Hydraulic soft-close



Reservations

NEW online booking system for Tennis, Pickleball and Picnic/Field – link will be put on website

- After initial approval - Make your own real-time reservations for these areas without going through the reservations person each time
- To be an approved user, you need to create an account and have your dues paid for the current year.
ONLY ONE ACCOUNT PER LOT
- Dues notices are sent out in February. They are not due until May 15th. Reservations are allowed starting on May 1st 7 AM -- so **PAY YOUR DUES EARLY** if you want to make reservations right away!
- Reservations person approves all accounts so please **CREATE AN ACCOUNT EARLY** and allow the reservations person enough time to approve prior to May 1st at 7 AM

NEW online form for Pool reservations – link will be put on website

Paper forms for reservations will still be available from the pool house but hoping to move to primarily making online reservation requests

NEW rules for Tennis, Pickleball and Picnic/Field – Details on next slide

Reminder: Reservation Season is May 1st – September 30th, the rest of the year is first-come-first serve

NEW Tennis & Pickleball Rules

- All courts are reservable throughout the day
 - Old rule – only one court was reservable except specific times to allow for walk-in play (see next few rules for how we're encompassing equal opportunity play in lieu of this change)
- Courts are reservable up to 2 weeks in advance
- Each lot can only make one court reservation, up to 90 minutes, per day
- Up to 4 court reservations per lot allowed per week (subject to change as usage/popularity indicates)
- The Kingsgate member reserving the court must be present at all times during the reservation
 - i.e. No sharing/borrowing Member information to allow others to reserve “under your name”
 - Members found in violation of this rule may have further reservation privileges revoked
- Tennis reservations – Always book the EAST tennis court first, if available
- The West tennis court will be dual purposed with Pickleball, so tennis players should only book the West court if the East court is already booked to allow for Pickleball reservations

Picnic Area/Field

- Reservations include both the picnic area and the ball field
- No tennis or pickleball courts are included, they must be reserved separately
- Reservations can be made for the whole season beginning on May 1st, 7 AM
- Each lot can only make one Picnic Area/Field reservation, up to 6 hours, per day
- Currently no limit on how many reservations per season (subject to change as usage/popularity indicates)
- No fee/deposit to reserve, however there will be a \$50 fine charged to the reserving lot if clean up is required after your party. Clean-up checklist available in the pool house and can be signed off by a lifeguard to ensure that you are not charged a fine

Pool

- There is a new, online form that will be available on our website
- The reservations person will still process each individual request
- Payment structure remains the same, however credit card payments will now be accepted
- Reservations can be made for the whole season beginning on May 1st, 7 AM

ACTIVITIES / EVENTS



Easter Egg
Hunts

April 8, 2023
Kids – 10:00 a.m.
SHARP
Teens – Dusk (~8 p.m.)



Pool Opening

Sat. May 27, 2023



Deck Party

July TBD



Kingsgate Days

Aug TBD



Movie in the
Park

Fri, Aug 18, 2023



Volunteers are needed to sustain traditions. This is a time to come together and build community. Please reach out if you would like to join the committee.

kg12activities@gmail.com

Kingsgate Cares

WHAT WE DO:

- 1. Welcome new homeowners to the neighborhood.
- 2. Congratulate families on new additions.
- 3. Help care for the sick.
- 4. Comfort those who are grieving.
- 5. Give rides.

JOIN US!

Drop in the 2nd Tuesday of each month for a light lunch, connect with neighbors and help address neighborhood concerns

12:00pm (noon) @ Liz Stiger's House

13617 117th Ave NE

Email us to get involved!



Working together to build a stronger sense of community one kind deed at a time.

KingsgateCares@gmail.com

Welcome to Kingsgate 1 & II

CONGRATULATIONS on your new home!
We are happy to have you in the neighborhood. Please visit our homeowners association website for lots of valuable information about Kingsgate I & II and to sign up for email newsletters and text alerts with neighborhood events and updates!

Homepage

Visit our HOA Homepage at
Kingsgate1.weebly.com

- Subscribe to HOA News
- RENTING? Contact us so to ensure you have access
 - Review Neighborhood bylaws & covenants
 - Learn about our private park, picnic area, pool facilities, tennis courts and reservations
 - Sign kids up for swim team & lessons
 - View calendar of upcoming events
 - Get involved with the K1&2 Board



Use QR code to send a text to our communications liaison and sign up for neighborhood text alerts

Questions?

CONTACT: The Kingsgate Cares Team
KingsgateCares@gmail.com

Made with PosterMyWall.com

Welcome information delivered to new neighbors with a homemade treat

2022-2023 Year in Review

- 30 neighbors participated in KC lunch events & KC service opportunities
- 12 new homeowners/renters welcomed (or attempted delivery)
- 2 meal trains set up, 16 meals delivered to families with new babies and widows
- 8 trays of cookies delivered to show gratitude
- 3 condolences offered
- 1 gutter cleaning
- 1 ride to a doctor appointment

If you or a neighbor need extra care, please email: KingsgateCares@gmail.com

THANK YOU FOR SHOWING UP FOR ONE ANOTHER!

Kingsgate Royals Swim Team

- Swim Team is looking for board members. Available positions are:
 - President
 - Vice President
 - Treasurer
 - If positions are not filled, the season will not occur.
- Registration for HOA members opens early April
- First swim practice: Likely May 22, 2023
- Website: <https://kingsgateroyals.wordpress.com/>
- Reach out to the Registrar for information on the season or to find out more about a board position.
 - Julie Hageman (Registrar.kingsgateroyals@gmail.com)

Q & A