

Kingsgate 1 & 2 HOA Annual Meeting

2021/02/08

Virtual via Microsoft Teams Meeting

Opened	7:00pm by Kyle Hutchison
Welcome	Kyle Hutchison welcomed new homeowners and reviewed current board
Treasurer Report	John Pabst Jr. presented
	No increase in dues for 2020 (Due 5/15) Homeowners: \$540 Guest Members: \$640 Resigned Lots: 21; Guest Members: 21
Management Company Exploratory Committee	John Pabst Jr. presented
	Form exploratory committee to review the hiring of a management company. Driving Factors <ul style="list-style-type: none"> • John will not be treasurer after 2021. • You have trusted Kathy and me for over 15 years, but there needs to be more oversight. 3&4 had an embezzlement issue. • Property law is too complex for volunteers: ADUs, AFHs, corporate owned homes, duplexing, lot splitting, rentals whole and partial, etc. • CC&R enforcement. • A/R is too time consuming for a volunteer. • Do we need reserve study? How much should we have in the bank? • Build resilience to lawsuits and major expenses. • Legal process to update CC&Rs.
Park and Pool	Kyle Hutchison presented for Jeff Siemers
	Summarized 2020 improvements <ul style="list-style-type: none"> • Expanded Shed • Replaced South-facing doors • New door hardware throughout pool house • Paint Pool House, Shed, and Picnic Shelter • Installed memorial bench near horseshoe pits • New Fence installed along South and West edges of park • Various boiler room equipment replacements and improvements
Activities	Kyle Hutchison presented for Gena Cook
	2021 activities are TBD
Care Committee	Karrie Shepro presented
	<ul style="list-style-type: none"> • Welcome new homeowners

	<ul style="list-style-type: none"> • Congratulate families on new additions • Help care for the sick • Comfort those who are grieving • Give rides
Food Drive	Frank Poulson presented
	Currently working on plans to have drop-off site for food items to benefit Northshore Senior Center. Details to follow
Swim Team	Kyle Hutchison presented
	2021 season is TBD
Open Positions	Kyle Hutchison presented
	Call for help to fill vacant positions Call to join the Management Company Exploratory Committee
Adjourned	7:45pm