

2024 Annual Meeting of Kingsgate Highlands, Divisions Number One and Number Two, Homes Association

February 12, 2024

Board Members Present:

Kyle Hutchison, President; Brian Piper, Vice President; Reed Wilson, Treasurer; Sheila Morgan Quackenbush, Secretary; Gena Cook, Activities Chair; Rebecca Christensen and Liz Stiger, Kingsgate Cares Committee; Jeff Siemers, Swim Team Liaison; Jessica Wilson, Reservations
Terra Hutchison, Pool Manager

Kingsgate Royals Members Present:

Jill Fletcher, Kingsgate Royals President; Julie Hageman, Kingsgate Royals Registrar

Various Homeowners Present

Location: Our Redeemer Lutheran Church, Kirkland, Washington

7:11 p.m.	Meeting commenced
Kyle Hutchison	Welcome
Introduction to Board Kyle Hutchison	Introduction to Board Members
Treasurer Report Reed Wilson	<p>2023 Budget presented. Fiscal discussion. Display of financials. Income increased, expenses decreased in 2023, including payroll. Resigned lots vs. guest memberships discussed and goal to phase out guest memberships. Discussion of hiring bookkeeping services, which will raise dues \$50 per household.</p> <p>Annual HOA Dues increase for 2024: \$750 for Homeowners; \$875 for Guest Members. Big expense was the pool resurfacing in 2023. A/R slightly increased in 2023, 4 large past-due accounts, but arrears may be realized when lots eventually sell.</p> <p>Board is continuing to fund the reserve, per the Reserve Study recommendations. There is a separate account for the Reserve Funds. Goal is to avoid any special assessments in the future.</p> <p>Audience discussion concerning dues, reserve account, liability insurance and bond required of bookkeeping company.</p>
Park and Pool Kyle Hutchison	<p>Resurfacing of the pool occurred in Spring 2023. New pickle ball courts were installed, new lighting for flag pole was installed, and new chemical controllers were installed in 2023. Pickle ball is going well, no issues so far, and the Board may add additional pickle ball courts in the future.</p> <p>The gate and lock to the tennis courts will be updated.</p> <p>New display boards will be used to announce events for the community.</p> <p>Targeting Spring of 2024 to focus on increasing the drainage in the playground area, new thermostats and boiler maintenance.</p> <p>Future projects include North border fence, new coping stones and waterline tiles for the pool replace retaining wall bordering pool and tennis courts, replace picnic shelter, replant NE 137th Street planter and install permanent garbage pails.</p> <p>Discussion concerning 10 year project review.</p> <p>Audience question concerning Mike Hickey and interviewing companies for landscaping services.</p>

Reservations <i>Jessica Wilson</i>	Changes in 2023 to reservations, the park and pool reservations were separated. Pool party reservations will now be handled by the Pool Manager on a separate calendar. Reminder that reservations open May 1, dues are due May 15, and to pay dues early if homeowners wish to make reservations. If a homeowner had an account in 2023 for reservations, those will be renewed automatically when dues are paid. Pickle ball start time may change on the weekends from 7:00 a.m. to 8:00 or 9:00 a.m. Costs of pool parties have been adjusted to meet with rising costs.
Activities <i>Gena Cook/Kyle Hutchison</i>	Activities Chair Position is open. Volunteers are needed for activities, including Kingsgate Days.
Kingsgate Cares <i>Liz Stiger and Rebecca Christensen</i>	Goal of the Kingsgate Cares Committee is to care for neighbors. Encouragement to the community to let them know of any needs by neighbors. There were not many new homeowners or renters in 2023. Audience Comment: Reminder to share information with Kingsgate Cares, perhaps there should be more publicity.
General Pool Info/Swim Lessons/Lifeguards <i>Terra Hutchison</i>	Process of looking for Guards for 2024 has started. 2023 was a great year, guards seemed happy. Minimum wage is increasing to \$15.99/hour. First-year guards will make minimum wage from 0-1 years employment. Guards must be 15 years of age and certified by the Red Cross. Guards can conduct swim lessons if they are trained. We can collaborate with other pools to substitute Guards.
Swim Team <i>Jill Fletcher/Julie Hageman</i>	March 25 is the registration for Swim Team, for a 2-week period. Dues have increased. May 20 will be the first practice, in the evening. Concessions are returning to Swim Meets. All neighbors are encouraged to attend Meets, whether they have swimmers or not! Discussion concerning the HOA sending out an email blast regarding registering for Swim Team.
Miscellaneous	Audience Comment: Great feedback concerning text blasts. Great Job Matt Hageman! Audience Comment: City of Kirkland Plans. The HOA was contacted by the City, and the HOA attorney is composing a reply. A homeowner received a survey, and replied to it. Audience Comment: Roundabout at the bottom of the hill at 132 nd , potential signage by the City.
8:39 p.m.	Meeting adjourned

Minutes respectfully submitted by: Sheila Morgan Quackenbush, Secretary