

February 2022 Kingsgate 1&2 Annual Homeowners Meeting

February 16, 2022 Virtual Meeting via Microsoft Teams

Board Members Present:

Kyle Hutchison, President; John Pabst, Jr., Past Treasurer; Sheila Morgan Quackenbush, Secretary; Jeff Siemers, Past Park Director; Gena Cook, Activities Chair; Jeff Siemers, Past Park Director; Brian Piper, Co-Park Director; Keith Hodo, Co-Park Director; Reed Wilson, Treasurer; Rebecca Christiansen and Liz Stieger Kingsgate Cares Committee

Various Homeowners Present

7:05 p.m.	Call to Order – Kyle Hutchison
Introduction <i>Kyle Hutchison</i>	Introduction and presentation of slides.
Board Positions <i>Kyle Hutchison</i>	Discussion of Board positions: Kyle Hutchison - President Vice-President – Vacant Treasurer: Reed Wilson Secretary: Sheila Morgan Quackenbush Activities Chair: Gena Cook Communications Chair: Ana Proctor Kingsgate Cares: Rebecca Christiansen and Liz Steiger Swim Team Liaison: Vacant
Treasurer Report <i>John Pabst, Jr.</i>	Dues increase in 2022: \$650 for Members, \$770 for Guest Members. Statements will be sent out week of 2/21. Various cost increases for 2022, including lifeguard wage increase, cost of chemicals, resurfacing costs, WSDOT lawsuit, and other various costs. We now have 19 Guest Members and approximately 13 Resigned Lots. A/R is approximately 23%. Slides presented of current A/R and A/P, and HOA assets.
Reserve Study	HOA will look into Reserve Study Companies.
Management Company <i>John Pabst, Jr., and Kyle Hutchison</i>	Management Company discussion will continue to be researched. In 2021, a committee was established to vet management companies. Only one company presented a bid. Cost would be \$10 per household per month for basic services, and increases dues per household of \$120/year. The Board will further research.
Park and Pool <i>Jeff Siemers</i>	Summary of projects in the past 10 years. Future projects may include, but are not limited to: Replace locker room heaters Fence on North boundary of parking lot Resurface pool Replace retaining wall next to the tennis courts

	<p>Replace picnic shelter Replant planter on NE 137th Street Excavate playground, add drainage and potentially replace wood chips New signage Permanent garbage containers</p>
<p>Activities <i>Gena Cook</i></p>	<p>Next event is the Easter Egg Hunt on April 16. May 28 is the pool opening. Discussion regarding Kingsgate Days, and welcome to volunteers to help organize, possible parade Food trucks now handled by Brittany Fields, should be every other Friday or every Friday in the Summer</p>
<p>Kingsgate Cares Committee <i>Rebecca and Liz Steiger</i></p>	<p>The Committee helps neighbors, including welcoming new homeowners, arrival of babies, loss of loved ones. They will establish a "Drop In" the second Tuesday of each month at 12:00, location TBA. Can email them at kingsgatecares@gmail.com</p>
<p>Swim Team</p>	<p>No representative for the Swim Team present at the Annual Meeting and no information provided.</p>
<p>Q&A and Round Table</p>	<p>Discussion concerning pickle ball. Interest expressed by two homeowners to either improve current pickle ball court or add to the tennis courts, which would include new paint and interchanging the nets. Bulletin board discussion, need a volunteer to set up and organize.</p>
<p>8:06 p.m.</p>	<p>Meeting adjourned</p>