

Kingsgate I & II Homeowners' Association

Annual Meeting

February 11, 2019

7pm

ORCS

Agenda

- Welcome and Introductions
- Treasurer Report
- Park Report
- Pool Report
- Activities / Events
- Covenants
- Kingsgate Cares Committee
- Communications
- Swim team update
- Open HOA board positions
- Q & A – website address

Welcome

- **Recognize new homeowners**
- **Community involvement**

Homeowners' Association Board

President	Kyle Hutchison – nominated
Vice President	Sheila Morgan-Quackenbush
Treasurer	John Pabst Jr. – need replacement
Secretary	Cassandra Sage – need replacement
Park Director	Jeff Siemers
Pool Director / Manager	Bryan Smith
Activities Directors	Gena Cook & Laurie Saint
Communications	Beth Ruiz
Kingsgate Cares	Cassandra Sage
Swim Team Liaison	Jona Decker
Park & Pool Maintenance	Mike Hickey

Treasurer Report

- Dues
 - Due date 5/15 for dues
 - 2019 dues will increase \$15
 - Homeowners: \$540
 - Guest Members: \$640
- General Updates
 - Dues increase because of continued minimum wage increases
 - Initiative 1433, approved by Washington voters in 2016, requires a statewide minimum wage of \$11.00 in 2017, \$11.50 in 2018, \$12.00 in 2019, and \$13.50 in 2020
 - Dues increase for 2020 likely in the \$40 to \$50 range due to larger jump
 - Payroll handled again by Paychex
 - Government required filings handled by Robert Condie
 - Tax preparation already outsourced
 - Membership and Dues collection to stay with Treasurer
 - Looking for Treasurer volunteer(s)

Treasurer Report

- Balance Sheet
- Profit and Loss

Treasurer Report

Summary of Lot Activity					
Year	Total Lots	Active Lots	Resigned Lots	Guest Members	Total Assessed
2001	323	268	55	39	307
2002	323	270	53	45	315
2003	323	274	49	45	319
2004	323	275	48	45	320
2005	323	280	43	45	325
2006	323	284	39	45	329
2007	323	288	35	45	333
2008	323	288	35	45	333
2009	323	289	34	50	339
2010	323	291	32	47	338
2011	323	292	31	47	339
2012	323	292	31	41	333
2013	323	294	29	39	333
2014	323	294	29	37	331
2015	323	295	28	36	331
2016	323	295	28	34	329
2017	323	296	27	31	327
2018	323	297	26	28	325

Treasurer Report

Dues A/R

Row Labels	<input type="button" value="▼"/> Count of Years Past Due	Sum of Total
1	5	\$ 2,235.00
2	7	\$ 7,175.00
4	3	\$ 5,512.00
5	1	\$ 2,174.66
6	5	\$ 25,507.25
Grand Total	21	\$ 42,603.91

		2018	2017	Change	
Yellow (1 year only)	15 homeowners	\$ 2,235.00	\$ 6,932.00	\$ (4,697.00)	-68%
Orange (no liens)	6 homeowners	\$ 7,175.00	\$ 7,275.00	\$ (100.00)	-1%
Red (liened)	9 homeowners	\$ 33,193.91	\$ 40,626.13	\$ (7,432.22)	-18%
		<u>\$ 42,603.91</u>	<u>\$ 54,833.13</u>	<u>\$ (12,229.22)</u>	<u>-22%</u>

Park Update

- 2019
 - Lifeguard hiring begins in March
 - Phase II Parking Lot
 - Tennis Court Resurfacing
 - Wading Pool Boiler
 - Baseball Field Sand
 - Wood Chips in Playground

Pool opens 5/25/19!

Tennis Court Resurfacing: May 2018





**24 Yards of Sand to
Baseball Infield**

Parking Lot Paving Phase II





**North West
Parking Lot**



Pickleball Court



New Planter with Irrigation



**40 Yards of Wood
Chips**



**75' of Junipers
Removed**

Park/Pool/Picnic area Reservations – Members only

- **2019 HOA dues must be current in order to reserve**
- **Sports team (with completed insurance form) requests open February 1st**
- **Private party reservations open May 1st**
- **Completed reservation form and received payment secures spot**
- **Confirmation emails include date, time, and pertaining rules/regulations documents**

Pool Director Report





Lifeguard Update



**Focus on preventative
maintenance to
save money in the
long run.**





**Wading pool boiler
is being replaced
with new high
efficiency unit**

**New toilets and
urinals in Boys
Bathroom**



**New floor in
Pool house
foyer and office**










New Pool Registration

- Implementing automated check in system to help monitor swimmers & guests
- Each family / lot # will have it's own account
- Photo identity
- Emergency contact, swim test & allergy information
- Updated emergency form and HOA dues must be current

Pool Registration

- You may still use your lot number to identify yourself as members, although lifeguards will now be able to search by your name and email address as well.
- There will be multiple events in the coming months to help get you and your family registered. Stay tuned.

Q Search		Filter by Membership Types		Filter by Membership Status	Sort Table	
Search by Email, Name, or ID:		All Membership Types		All Statuses	No Sort (Quickest Return)	
Status	Member	Email	Membership Type	Joined	Expiration Date	
 Expired	Miller, Barney	bmiller@gmail.com	Homeowner	July 12, 2017	July 12, 2018	
 Active	Ruiz, Mark	beth@myemail.com	Minor Child or Grandchild	July 15, 2018	April 1, 2019	
 Active	Ruiz, Gena	beth@myemail.com	Minor Child or Grandchild	July 15, 2018	April 1, 2019	
 Expired	Small, Joe	jsmall@hotmail.com	Grandparent	July 15, 2018	July 17, 2018	
 Active	Ruiz, Beth	beth@myemail.com	Homeowner	July 12, 2018	July 12, 2019	
 Active	Black, Jack	jblack@gmail.com	Adult Child or Grandchild	August 2, 2018	April 1, 2019	



Slater, Mary
sslater@hotmail.com

Active

[Edit Email](#) [Change Status](#) [Transfer](#)

MEMBERSHIP TYPE

Homeowner

MEMBERSHIP ID

Lot 400

JOINED

July 12, 2018

EXPIRATION DATE

July 12, 2019

[UPDATE MEMBERSHIP SETTINGS](#)

FIRST NAME

Mary

LAST NAME

Slater

STREET ADDRESS

11714 NE 156th St

COUNTRY

United States

CITY

Kirkland

ZIP

98034

STATE

Washington

Activities

Upcoming Events:

- **Easter Egg Hunts** – Saturday, April 20th
10:00 am *SHARP* – Ages 0-11
8:00 pm – 5th Graders thru High School
- **Pool Opening Kick-off Celebration** – Saturday, May 25th
- **Adult Deck Happy Hour** – TBD 8-10pm
- **Kingsgate Days** – Saturday, August 3rd 4-10pm
- **Movie in the Park** – Saturday, August 25th at dusk

Volunteers
Always
Welcome!



Covenants Reminder

- If you have a problem with a neighbor violating the rules, please contact the neighbor first
 - Give them the benefit of the doubt
- Kirkland regulations generally meet or exceed the HOA's Covenants
 - If you are unable to resolve the issue directly with the neighbor, contact Planning and Community Development
 - Phone: 425.587.3225
- Any questions or additional help please contact the Board

Park Pet Policy

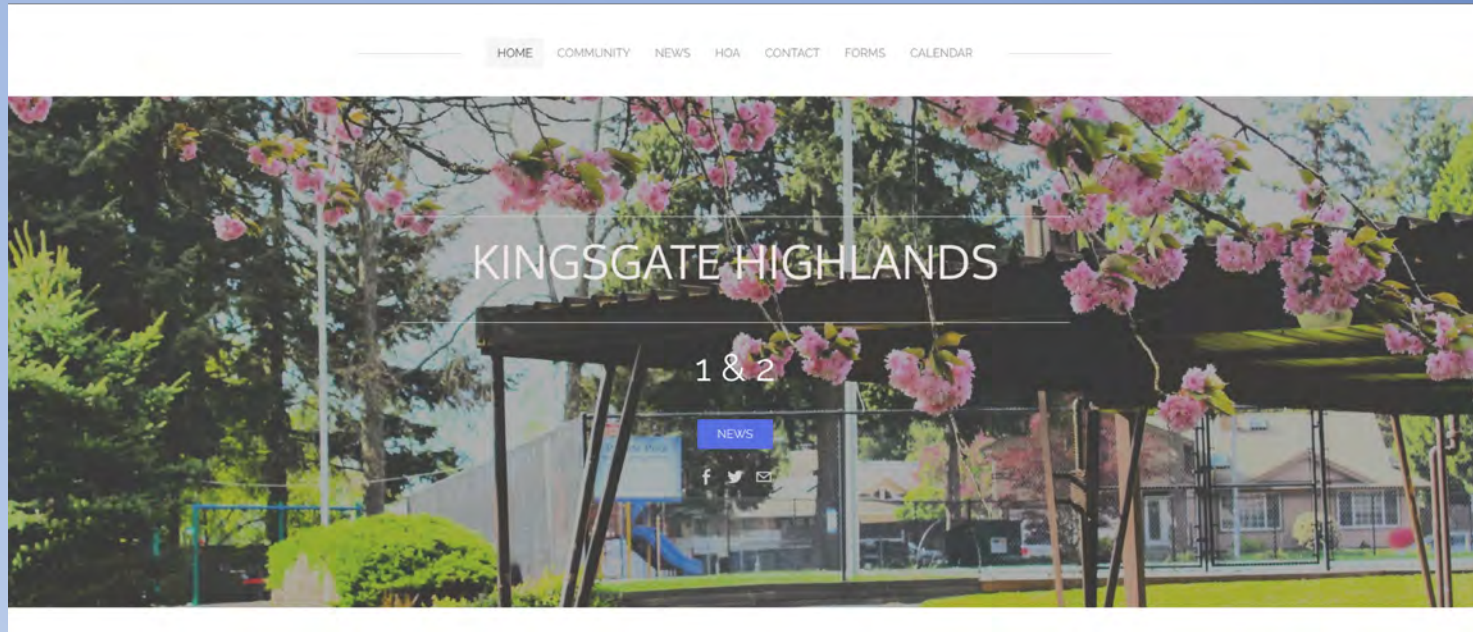
- Our park is **NOT** a designated off-leash park
- Please keep your dogs out of the playground, tennis courts, and away from children & other pets.
- Please remember to pick up after your pets!

Kingsgate Cares Committee

- Co-Chair Needed!
- Goals: Welcome new neighbors to the community, celebrate births, send condolence cards and provide meals during family emergencies.
- Volunteers always welcome!

Communications

www.kingsgate1.org



Swim Team Report



- 2018: 107 Swimmers
- 2019 Season: Starts May 20th – July 20th
- Registration
 - Open to all Kingsgate 1&2 Members April 1st
 - Must be 5 years old and able to swim the length of the pool
 - Email Jona at Jona.kingsgateroyals@gmail.com

Open Positions

- HOA President (Nomination pending)
- Treasurer/Assistant Treasurer
- Secretary
- Co-Chair Kingsgate Care Committee

Questions and Answers

- All information can be found on our website at...

kingsgate1.weebly.com