

KINGSGATE HIGHLANDS 1 & 2 HOMES ASSOCIATION

Annual Meeting

February 10, 2020

7pm

Our Redeemer Lutheran Church

AGENDA

- Welcome and Introductions
- Treasurer
- Park
- Pool
- Activities and Events
- Kingsgate Cares Committee
- Communications
- Swim Team
- Open HOA Board Positions
- Covenants
- City Projects
- Q & A

WELCOME (PRESIDENT - KYLE HUTCHISON)

- Recognize New Homeowners

HOA BOARD (KYLE HUTCHISON)

- President: Kyle Hutchison
- Vice President: Sheila Morgan Quackenbush
- Treasurer: John Pabst Jr. (Need Replacement)
- Secretary: Laurie Saint (New)
- Park Director: Jeff Siemers
- Pool Director: Vacant
- Activities Director: Gena Cook
- Communications: Jenny Miller (Need Replacement)
- Kingsgate Cares Committee Chair: Karrie Shepro
- Royals Swim Team Liaison: Terra Hutchison

TREASURER REPORT

- Dues
 - No increase for 2020
 - Homeowners: \$540
 - Guest Members: \$640
 - Due date 5/15 for dues
- General Updates
 - Dues increase in 2021 likely 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
 - Hiring lawyer used by 3&4 to handle past due accounts
 - Payroll handled by Paychex
 - Tax preparation 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 | |
| 2019 | 323 | 300 | 23 | 26 | 326 | |

TREASURER REPORT

Dues A/R

| Row Labels | Count of Years Past Due | Sum of Total |
|--------------------|-------------------------|---------------------|
| 1 | 13 | \$ 6,288.90 |
| 2 | 1 | \$ 1,065.00 |
| 3 | 3 | \$ 4,382.00 |
| 4 | 1 | \$ 1,714.66 |
| 5 | 2 | \$ 5,030.00 |
| 6 | 5 | \$ 27,151.25 |
| Grand Total | 25 | \$ 45,631.81 |

| | | 2019 | 2018 | Change | |
|----------------------|---------------|--------------|--------------|---------------|------|
| Yellow (1 year only) | 13 homeowners | \$ 6,288.90 | \$ 2,235.00 | \$ 4,053.90 | 181% |
| Orange (no liens) | 4 homeowners | \$ 5,447.00 | \$ 7,175.00 | \$ (1,728.00) | -24% |
| Red (liened) | 8 homeowners | \$ 33,895.91 | \$ 33,193.91 | \$ 702.00 | 2% |
| | | \$ 45,631.81 | \$ 42,603.91 | \$ 3,027.90 | 7% |

PARK REPORT (JEFF SIEMERS)

- Tree Maintenance
- Pet Waste Station
- Fence Replacement
- New Park Bench

PARK TREE MAINTENANCE

- Arborist assessment
- Trimming and thinning
- Completed by May 1

PET WASTE STATION

- Installation of Pet Waste Station
- Sign and Bag Dispenser provided by City of Kirkland
- Installed by March 1



PARK FENCE REPLACEMENT PROJECT

- Timeframe: Fall 2020 to Winter 2021
- Replace park fence along South and West borders
- Funding: HOA
- Cost: approximately \$35,000
- No plan to replace park's North fence at this time

PARK BENCH IN MEMORY OF ROGER BROWN

- Long-time resident, past HOA president, and board member of Kingsgate 1 & 2 HOA,
- Died on Dec 26, 2019
- Roger was passionate about our neighborhood.
- Regular at annual clean-up work parties
- Park bench installed near horseshoe pits



POOL REPORT (JEFF SIEMERS)

- Open positions
 - Pool Director – board member
 - Pool Manager – seasonal paid position
- Shed Expansion
- Paint Pool House and Shed

SHED EXPANSION AND PAINTING POOL HOUSE EXTERIOR

- Shed will be expanded to increase storage capacity.
- Contractor hired.
- Painting the pool house exterior and shed is planned.
- Work to be completed by May 1

ACTIVITIES AND EVENTS (GENA COOK AND LAURIE SAINT)

- Easter Egg Hunt
Kids - 10 am sharp
Teens – 8 pm
April 11
- Memorial Day Pool Opening
May 23
- Adult Deck Party
July TBD
- Kingsgate Day
July or August TBD
- Outdoor Movie Night
August TBD
- Caroling Cocoa & Cookies
December TBD

- Potential Activities: Polar Bear Plunge, Christmas Light Competition,
Neighborhood Garage Sales



ADULT DECK PARTY 2019





KINGSGATE CARES (KARRIE SHEPRO)

*WORKING TOGETHER TO BUILD A STRONGER SENSE OF
COMMUNITY ONE KIND DEED AT A TIME.*

WHAT WE DO:

- WELCOME NEW HOMEOWNERS TO THE NEIGHBORHOOD
- CONGRATULATE FAMILIES ON NEW ADDITIONS
- HELP CARE FOR THE SICK
- COMFORT THOSE WHO ARE GRIEVING
- GIVE RIDES

IF YOU OR A NEIGHBOR NEED EXTRA CARE PLEASE LET US KNOW AT:

KINGSGATECARES@GMAIL.COM

COMMUNICATIONS

- www.kingsgate1.org
- Thank you Jenny Miller!
- Looking for volunteers to assist with website and email blasts.

KINGSGATE ROYALS SWIM TEAM (TERRA HUTCHISON)

- 2019 : 116 Swimmers
- 2020 Season Starts – May 18th
- Registration
 - Open to All Kingsgate 1 and 2 Members April 1st
 - Must be 5 years old and able to swim the length of the pool.
 - Questions? Email terrahut.royals@gmail.com

OPEN POSITIONS

- Treasurer / Assistant Treasurer
- Pool Director
- Pool Manager (Seasonal, Paid Position)
- Care Committee Members
- Communications/Webmaster
- Reservations (Training by Linda Condie)

COVENANTS AND JURISDICTION (KYLE HUTCHISON)

- In 2011, annexed into City of Kirkland
- City of Kirkland regulations generally meet or exceed our Covenants
 - Sidewalk and street issues are City of Kirkland jurisdiction
- If you have a problem with a neighbor violating the rules, please contact the neighbor first
 - If you are unable to resolve the issue directly with the neighbor, contact City of Kirkland Planning and Community Development - 425-587-3225
- For any questions or additional help, please contact the board.

TOTEM LAKE PROJECTS – JOEL PFUNDT

- City Capital and Private Development Projects
 - For the latest updates on Totem Lake – www.kirklandwa.gov/Totem_Lake
 - Citywide traffic Alerts and other happenings in Kirkland – www.kirklandwa.gov/ebullitens.htm > Sign up for *This Week in Kirkland*
- WSDOT I-405/NE 132nd St Interchange
- Sound Transit Stride Bus Rapid Transit
- Other projects

OVERVIEW

Public and Private Projects
meet City Council's goal to
ensure:

- Public Safety
- Dependable Infrastructure
- Balanced Transportation
- Economic Development
- Parks and Recreation
- Environment
- Financial stability



INVENTORY

4 Public Projects

| | |
|--------------------------------|---------------|
| Comfort Inn Pond Modifications | \$ 1,935,700 |
| Totem Lake Gateway | \$ 7,340,000 |
| Totem Lake Park | \$ 9,209,200 |
| Totem Lake Connector Bridge | \$ 18,290,700 |

4 Private Projects

| | |
|-------------------------------|---------------|
| Village at Totem Lake Phase 2 | \$105,000,000 |
| Lennar Mixed Use | \$ 59,000,000 |
| Jade Mixed Use | \$ 35,000,000 |
| Evergreen Health Site Work | \$ 2,360,000 |

1 Northshore Utility Project

| | |
|--|---------------------|
| 16" Pressurized Sewer Main [Forcemain] | <u>\$ 1,500,000</u> |
|--|---------------------|

| | |
|-------|---------------|
| Total | \$239,635,600 |
|-------|---------------|

TRAFFIC IMPACT



TRAFFIC IMPACT



NE 132ND ST / I-405 INTERCHANGE

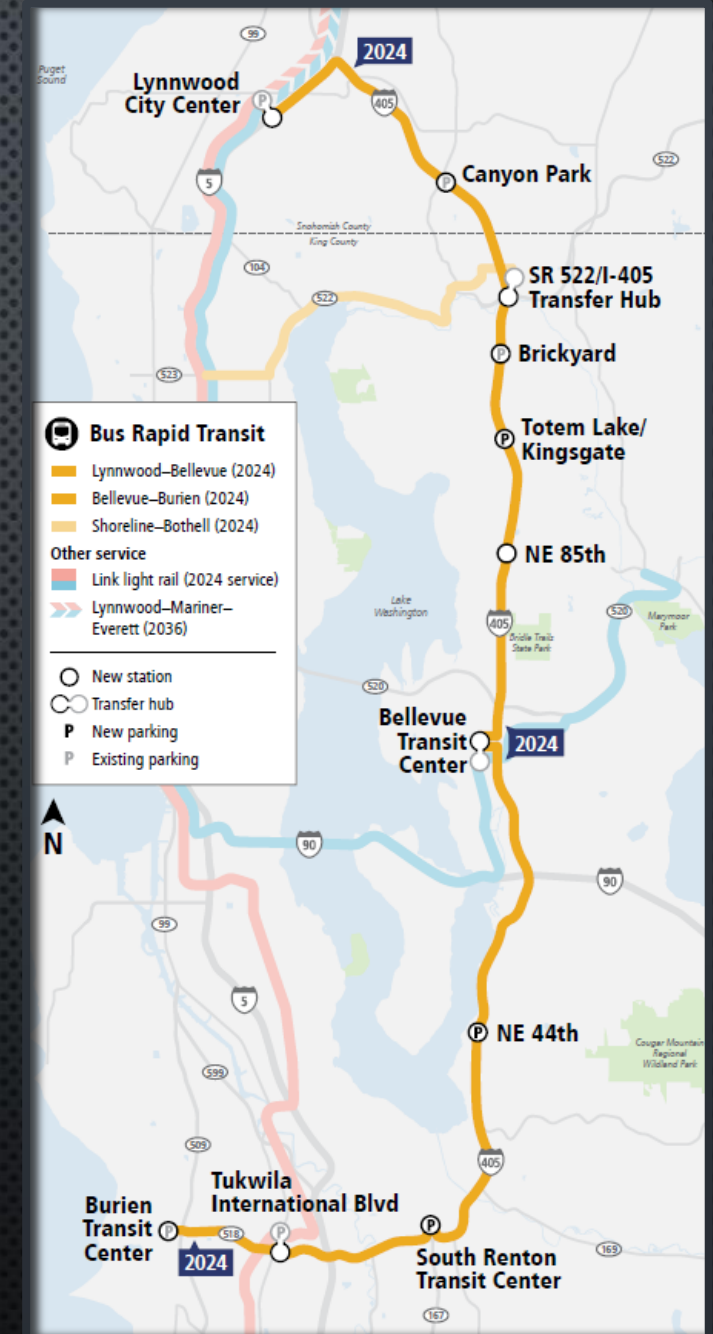


SOUND TRANSIT I-405 STRIDE BUS RAPID TRANSIT



Rendering of Stride station on I-405

I-405 Bus Rapid Transit Online Open House Open Until
February 14th (<https://i405brt.participate.online/>)



QUESTIONS

- www.kingsgate1.org