

# 2021 Annual Meeting

Kingsgate Highlands 1 & 2 Homes Association

February 8, 2021

# Agenda

- Welcome and Introductions
- Treasurer
- Park/Pool
- Activities and Events
- Kingsgate Cares Committee
- Swim Team
- Open HOA Positions
- Q & A

# Welcome and HOA Board

- President: Kyle Hutchison
- Vice President: Sheila Morgan Quackenbush
- Treasurer: John Pabst Jr.
- Secretary: Laurie Saint
- Park Director: Jeff Siemers
- Pool Director: <Vacant>
- Activities Director: Gena Cook
- Communications: <Vacant> Kyle Hutchison in interim
- Kingsgate Cares Committee Chair: Karrie Shepro
- Royals Swim Team Liaison: <Vacant>

# Treasurer

## Dues

- Due date 5/15 for dues
- 2020 dues will not increase from last year
  - Homeowners: \$540
  - Guest Members: \$640

## General Updates

- Payroll handled again by Paychex
- Government required filings handled by Treasurer
- Tax preparation already outsourced
- Membership and Dues collection to stay with Treasurer

# Treasurer – 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            |
| 2020 | 323        | 302         | 21            | 21            | 323            |

# Treasurer – Account Receivable

## Dues A/R

| Row Labels         | Count of Years Past Due | Sum of Total        |
|--------------------|-------------------------|---------------------|
| 1                  | 30                      | \$ 16,052.00        |
| 2                  | 4                       | \$ 4,338.90         |
| 3                  | 1                       | \$ 1,105.00         |
| 4                  | 1                       | \$ 2,105.00         |
| 6                  | 7                       | \$ 35,053.73        |
| <b>Grand Total</b> | <b>43</b>               | <b>\$ 58,654.63</b> |

|                      |               | 2020                | 2019                | Change              |            |
|----------------------|---------------|---------------------|---------------------|---------------------|------------|
| Yellow (1 year only) | 13 homeowners | \$ 16,052.00        | \$ 6,288.90         | \$ 9,763.10         | 155%       |
| Orange (no liens)    | 4 homeowners  | \$ 5,443.90         | \$ 5,447.00         | \$ (3.10)           | 0%         |
| Red (liened)         | 8 homeowners  | \$ 37,158.73        | \$ 33,895.91        | \$ 3,262.82         | 10%        |
|                      |               | <u>\$ 58,654.63</u> | <u>\$ 45,631.81</u> | <u>\$ 13,022.82</u> | <u>29%</u> |

# Treasurer

## Balance Sheet



Microsoft Excel  
Worksheet

## Profit and Loss



Microsoft Excel  
Worksheet

## Fiscal Highlights

- New park fence
- Payroll up due to increased minimum wage
- No pool party or guest fee income
- Swim lesson income down significantly
- Insurance not covered by swim team
- Less event expenses
- Closed savings account – reduced cost and complexity
- A/R up 29% - CoViD, lockdowns, and treasure time

# Treasurer – Management Company

Form exploratory committee to review the hiring of a management company

## Driving Factors

- John will not be treasurer after 2021.
- You've 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.

No solutioning or debate tonight – that's for the committee



# Park and Pool

- Pool House Painted and Shed Expanded
- Memorial Bench Installed
- Fence Replacement

# Pool House and Shed

- Spring/Summer 2020
- New Fiberglass Doors on South-side
- Shed Expanded to Increase Storage Capacity
- New White Paint with Blue Trim



# Memorial Bench Installed

- Summer 2020
- Bench installed in memory of Roger Brown





# New Fence in Park

- November 2020
- South and West park borders were re-fenced



# Activities (Fingers Crossed)



Easter Egg  
Hunts

April 3, 2021  
Kids – 10:00 a.m. SHARP  
Teens - Dusk



Pool Opening

May 29, 2021



Deck Party

TBD



Kingsgate Days

TBD



Movie in the  
Park

August TBD



*Volunteers are needed to sustain traditions. This is a time to come together and build community. Please reach out if you would like to join the committee.*

[kg12activites@gmail.com](mailto:kg12activites@gmail.com)



# Kingsgate Cares

## What we do:

1. Welcome new homeowners to the neighborhood.
2. Congratulate families on new additions.
3. Help care for the sick.
4. Comfort those who are grieving.
5. Give rides.

If you or a neighbor need extra care, please email: [KingsgateCares@gmail.com](mailto:KingsgateCares@gmail.com)



*Working together to build a  
stronger sense of community one  
kind deed at a time.*



# Food Drive

- Organized by Frank Poulsen
- Hopelink is not currently accepting donations, but Northshore Senior Center is in need and Frank has been working with them on collection details
- We are arranging contactless drop-off at the park or his house
- More details will follow in an email sent to the neighborhood

# Swim Team

- We have not yet heard whether there will be a swim team season this year
- We are awaiting to hear back from Midlakes and the Royals
- Email will be sent out as soon as we have more details



# Open Positions

- Treasurer
- Pool Director
- Communications/Web
- Royals Swim Team Liaison

Q & A