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
Grand Total		43 \$	58,654.63

		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%
		\$ 58,654.63	\$	45,631.81	\$	13,022.82	29%

Treasurer

Balance Sheet

Profit and Loss





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 oversite. 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

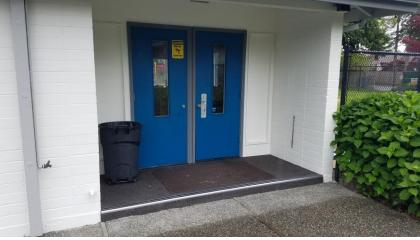
- Pool House Painted and Shed Expanded
- Memorial Bench Installed
- Fence Replacement

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 ${\rm April}\ 3,\ 2021$

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

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: <u>KingsgateCares@gmail.com</u>



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