

2022 Annual Meeting

Kingsgate Highlands 1 & 2 Homes Association

February 16, 2022

Start Time: 7:05pm

Agenda

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

Welcome and Introductions

- President: Kyle Hutchison
- Vice President: Sheila Morgan Quackenbush -> [Open]
- Treasurer: John Pabst Jr. -> Reed Wilson
- Secretary: Laurie Saint -> Sheila Morgan Quackenbush
- Park/Pool Director: Jeff Siemers -> Brian Piper & Keith Hodo
- Activities Director: Gena Cook
- Communications: Ana Proctor
- Kingsgate Cares Committee Chair: Karrie Shepro -> Rebecca Christiansen & Liz Stiger
- Royals Swim Team Liaison: <Vacant>, Royals President acting

Treasurer

Dues

- Due date 5/15 for dues
- 2022 dues will increase from last year
 - Homeowners: \$650 and Guest Members: \$770

General Updates

- Management company still under consideration
 - Payroll handled again by Paychex
 - Tax preparation already outsourced
 - Membership and Dues collection to stay with Treasurer
- Cost increases
 - Lifeguard payroll
 - Resumption of most activities
 - Chemicals and water significant cost increase
 - Lawyer for WSDOT lawsuit
- Future costs
 - We may be required to do a Reserve Study
 - Pool resurfacing

Treasurer – Lot Activity

Year	Total Lots	Active Lots	Resigned Lots	Guest Members	Total Assessed
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
2021	323	309	14	19	328

Treasurer – Account Receivable

Dues A/R

Row Labels	Count of Years Past Due	Sum of Total
1	8	\$ 4,231.44
2	8	\$ 7,692.00
3	1	\$ 1,507.00
5	1	\$ 2,645.00
6	5	\$ 29,306.73
Grand Total	23	\$ 45,382.17

		2021	2020	Change	
Yellow (1 year only)	8 homeowners	\$ 4,231.44	\$ 16,052.00	\$ (11,820.56)	-74%
Orange (no liens)	10 homeowners	\$ 11,844.00	\$ 5,443.90	\$ 6,400.10	118%
Red (liened)	5 homeowners	\$ 29,306.73	\$ 37,158.73	\$ (7,852.00)	-21%
		<u>\$ 45,382.17</u>	<u>\$ 58,654.63</u>	<u>\$ (13,272.46)</u>	<u>-23%</u>

Treasurer

Balance Sheet



Microsoft Excel
Worksheet

Profit and Loss



Microsoft Excel
Worksheet

Fiscal Highlights

- Payroll up due to increased minimum wage
- Chemicals and water significant cost increase
- Lawyer for WSDOT lawsuit
- Pool party and guest fee income resumed
- Swim lessons resumed
- A/R down 23% - large debtor sold

Treasurer – Management Company

- Formed an exploratory committee to review the hiring of a management company in 2021
- Sought bids from 5 management companies
- After follow-up, we had conversations with a few and received bids from 1 of them
 - The bid for basic services cost \$10 per unit per month and would equate to an increase of \$120 per year
- The board has not made a final decision based on these limited bids
- The board will continue to investigate this topic

Park and Pool

- Done in 2021
 - Boilers Serviced
 - Pumps Serviced
 - Filters Serviced
- Needed in 2022
 - Replace Locker Room Heaters
 - Fence on N side of park (Parking Lot)

10 Year Project Review

- Repaired the 118th AVE retaining wall and sink hole under the sidewalk
- Parking Lot replacement
- Resurfaced the tennis courts
- New pool boilers
- New pool pump
- New pool house paint (interior/exterior)
- Lifeguard office refurbish

10 Year Project Review...cont.

- New fence surrounding the park
- Replanting of the planter on 118th AVE
- New pool filters
- Shed expansion
- 150 yards of playground chips

Future Items

- Resurfacing of the pool
- Replace the retaining wall next to the tennis courts
- Replace the picnic shelter
- Replant the NE 137 planter
- Excavate playground wood play chips, add drainage and new play chips
- New Signage around Park
- Permanent Garbage Containers

ACTIVITIES / EVENTS



Easter Egg
Hunts

April 16, 2022
Kids – 10:00 a.m. SHARP
Teens – Dusk (~8 p.m.)



Pool Opening

May 28, 2022



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.

kg12activities@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.

JOIN US!

Drop in the 2nd Tuesday of each month to help us address neighborhood concerns.

12:00pm (noon) Location TBD

Email to be involved!

KingsgateCares@gmail.com



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

Welcome to Kingsgate 1 & II

CONGRATULATIONS on your new home!
We are happy to have you in the neighborhood. Please visit our homeowners association website for lots of valuable information about Kingsgate 1 & II and to sign up for our email newsletters. Our newsletter will keep you informed about neighborhood events.

Homepage

Visit our HOA Homepage at
Kingsgate1.weebly.com

- Subscribe to HOA News
- Review Neighborhood bylaws & covenants
- Learn about our private park, picnic area, pool facilities, tennis courts and reservations
 - Sign kids up for swim team & lessons
 - View calendar of upcoming events
 - Get involved with the K1&2 Board

Questions?

CONTACT:

The Kingsgate Cares Team
KingsgateCares@gmail.com

Made with PosterMyWall.com

Welcome information delivered to new neighbors with a homemade treat

In December 2021:

- 8 Welcomes to new homeowners (since June 2021)
- 5 Welcomes deferred -- homes are being renovated/new owners not present
- 2 Condolences offered

If you or a neighbor need extra care, please email: KingsgateCares@gmail.com

Swim Team

- Email will be sent out as soon as we have more details

Q & A