**Kingsgate Highlands Division 3 and 4 Homeowner Association**

**Board Meeting Minutes - April 15, 2020**

1. Call to order (Mike) - 7:39 (Mike, Darcey, Derek, Mario, Alex, Chris D, Chris A, Scott, and Amador)

* Guests: Damien Guard, Austin Carter, James Lewis, Kevin Jussel, Dave & Sarah Votava, Kelly Guesner, Andy Parent, Matt Larson, Jamie Seifert, John Webb, Pat Ryan

2. Approve Minutes and Agenda: Approved 9-0 virtually

3. Guest Presentations/Questions

* Jamie Seifert - Question regarding the pool and if/when them opening.
  + - We are going to prep as if we are opening on time. Going to work with the health department
* Kevin Jussel - Will capital projects happen on time?
  + - We will go forward as if we would be opening on time
* Damien Guard - would like to replace mailboxes with locked ones. Do we need to go through the HOA?
  + - No, just all of the members looking to replace.
* Austin Carter - New and moved in in August. Would like to know the project.
  + - Will post the February meeting presentation in a couple of days. What are the RV and trailer rules? Described the rules and process.

4. Financial

A. Financials

* Cash on Hand: $136,027.81
* Reserves: $101,154.61
* Approved financials: Approved 9-0 virtually
* Went over current financials

B. Audit Update

* 2017 Audit - will be posted this month online
* 2018 & 2019 Audits - emailed to check on progress
* IRS Returns and Filings - we are looking for tax attorney or the IRS filings/issues to see how to proceed

C. Current Liens/Legal Recovery of Dues

* Checked in on accounts

5. Committees

A. Pool Committee (Derek)

* Ashley Larson working with lifeguards
* Can we do punch cards for guests? Discount on punches
* Filter servicing has been arranged with the vendor
* Boiler maintenance is still ongoing - vendor has issues with manufacturer
* Will proceed with the ordering of garbage and tables
* Mike Hickey repaired the ceiling
* Mike Hickey will get a quote for a new door from the guard area to the pool

B. Park Committee (Alex)

* + Discussed volunteers and how we can use them for repairs
  + Waste management keep leaving the gate open

C. Covenant Enforcement (Mike Nelson)

* Discussed the responses to last meetings covenant enforcements
* Discussed duplex and home business concerns

D. Architectural Control (Alex)

* Fence request that was granted

E. Recreation

* Still looking for a new recreation chair

F. Welcoming

* No report

6. Old Business

* None

7. New Business

* Discussed and approved procedures to allow for guest attendance at all web based meetings. Will implement starting next month’s meeting and apologize from the board for needing this meeting to discuss. We loved the amount of guests that took part!

9:06 Adjourn

Next Meeting: Wednesday, May 13 from 7:30-9:00 @ Online