

<p style="text-align: center;">Kingsgate Highlands Division 3 and 4 Homeowner Association Board Meeting Minutes - November 13, 2019</p>

1. Call to order (Mike) - 7:29 (Mike, Mario, Derek, Scott, and Alex, with Kelly and Chris - via phone)
 - Guests: None
2. Approve Minutes and Agenda: Approved 5-0
3. Guest Presentations
 - None
4. Financial
 - A. Financials
 - Cash on Hand: \$54,500.73
 - Reserves: \$73,877.00
 - Approved financials: Approved 7-0
 - B. Audit Update
 - No update due to budget focus
 - C. Current Liens/Legal Recovery of Dues
 - No update due to budget focus
 - D. Budget Proposal Discussion
 - Reviewed end of year budget to examine carryover
 - Reviewed CPI/Inflation Statistics - 1.8% increase in dues from \$632 to \$644 per year to match inflation/CPI calculation: Approved 7-0
 - Discussed late fee recovery
 - Attorneys fees added and paid for by delinquent accounts when collected
 - Increased amount of revenue from pool
 - Budget will be sent to homeowners during with the December billing
5. Committees
 - A. Pool Committee (Steve, Derek)
 - Fence install complete.
 - We are looking at another vendor to service our pool mechanical equipment.
 - 2020 projects include - pool filter servicing, boiler servicing, , purchase of additional pool deck tables, and pool deck table umbrellas
 - B. Park Committee (Alex)
 - 2020 projects include - new garbage cans, play chip refresh, camera expansion, and gate rehabilitation
 - C. Covenant Enforcement (Mike)
 - No update due to budget focus
 - D. Architectural Control (Alex)
 - No update due to budget focus

E. Recreation

- No update due to budget focus

F. Welcoming

- No update due to budget focus

6. Old Business

- No update due to budget focus

7. New Business

- No update due to budget focus

9:05 Adjourn

Next Meeting: January 8th, 2020 @ Our Redeemer Lutheran Church - 7:30-9:00