

<p style="text-align: center;"><b>Kingsgate Highlands Division 3 and 4 Homeowner Association</b> <b>Board Meeting Minutes - October 9, 2019</b></p>
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1. Call to order (Mike) - 7:34 (Mike, Mario, Derek, Chris, Scott, Alex, & Steve - via phone)
  - Guests: Jason Blanchard
2. Approve Minutes and Agenda (will be reviewed and voted on via email)
3. Guest Presentations
  - Jason Blanchard - presented a concern to the board.
4. Financial
  - A. Financials
    - Cash on Hand: \$73,373.38
    - Reserves: \$73,872.00
    - October 23rd is the final date for proposals for the budget
    - Approved financials: Approved 7-0
  - B. Audit Update
    - Looking for clarification to proceed with IRS back issues with accountants
    - Auditors have all of the documents and they are processing the 2017 & 2018 audits
  - C. Current Liens/Legal Recovery of Dues
    - Received the first full recovery of a property with long delinquent dues \$2,778
    - Three agreed to a payment plan - approved by the board via email
    - Four are remaining for follow up
5. Committees
  - A. Pool Committee (Steve, Derek)
    - Fence install is occurring now.
    - ORCA billing for pool mechanical has been clear up. Invoice for repairing improperly wired pump removed. This leaves just the invoices for the new main pool pump and furnace pump replacement as only items to be paid. Will follow up on King County Inspection notice regarding plan review and approval.
    - Going to order and have a shed installed replacing the plastic one that is deteriorating
  - B. Park Committee (Alex)
    - Rentals at the park out of season with use of restrooms. Will create a policy for use.
    - Cul-de-sac maintenance. Mike Hickey will start working on the cul-de-sac.
    - Park bid update from Mike Hickey.
  - C. Covenant Enforcement (Mike)
    - Enforcement commencing at about two homes per month.
  - D. Architectural Control (Alex)
    - Two proposals have come to the board for house painting.
  - E. Recreation

- Holiday lighting contest is the next event.

F. Welcoming

- No report

6. Old Business

- Chickens policy letter - will be sent out via president's blog
- Camera policy letter - outlines who has access, use, and how long the video will be stored to be presented. Tabled until after the budget meeting.

7. New Business

- Web site proposal
- Gate proposal
- Park south entrance light proposal
- Additional remote camera proposal
- Awning labor proposal
- Facility manager/pool manager job description
- Discussed previous board policy that board members cannot be compensated and be on the board

9:05 Adjourn

Next Meeting: November 13th @ TBD - 7:30-9:00