

<p style="text-align: center;">Kingsgate Highlands Division 3 and 4 Homeowner Association Board Meeting Minutes - March 21, 2019</p>
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1. Call to order (Mike) - 7:28 (Mike, Chris, Scott, Alex, Darcey & Derek - remote Kelly)
 - Guests: Candis Brink, Matt Larson, Molly Megan
2. Approve Minutes and Agenda (Approved 6-0)
3. Financial
 - A. Financials
 - Cash on Hand: \$129,970.07
 - Reserves: \$53,845.85
 - \$118,000 in dues collected to date
 - Many members are using the discount if paid in full - we are close in the amount budgeted for discounts
 - Paid for parts for the audio upgrade and multiport repair
 - B. Legal & Audit
 - Discussed legal status
 - No audit update
 - C. Current Liens
 - Discussed the examination of current liens - Mike will look into the code enforcement book to look at outstanding past liens
4. Committees
 - A. Pool Committee (Steve, Derek)
 - Lifeguard update and recertification plans
 - Pool rental currently \$60/hr and \$85/1.5 hr but costs are increasing
 - Increased to \$75 and \$90 (approved 5-0)
 - Swim lessons currently \$60 for members and for \$70 non-members
 - Increased to \$65 and \$75 (approved 5-0)
 - Discussed scholarships - hardships can be arranged
 - Pool guest fees currently \$2 - no increase proposed
 - Discussed new security entry to pool and that further discussions will occur as the system is put in place
 - Candis proposed several requests
 - Permanent retractable awning for the concession area
 - Tile repair in girls locker room
 - Will talk to Adnan about removal of collapsed cover over bleachers
 - Derek is looking at the fence project and bid
 - B. Park Committee (Alex)
 - Discussed recent high costs for storm cleanup
 - Light upgrade complete
 - Already one instance of vandalism in gazebo after new lighting installed
 - Fascia on gazebo rotting
 - Update on tree maintenance
 - Examined estimates for cleaning up trees in the park

- Tree audit found that we have very healthy trees but they need to be cleaned
- Chose the option of cleaning the trees with hanging branches and budget for wind sailing in the future \$2,500 plus tax (approved 6-0 with one abstention)
- Voted to approve the repair of a homeowners fence that was damaged by an park tree \$580.20 (approved 7-0)
- Discussed outside organizations using the park for sports
 - Determined that we cannot do due to restrictions with our insurance

C. Covenant Enforcement (Mike)

- Mike will work with lawyer on outstanding covenant enforcement
- Sent out two letters to homes that are out of compliance

D. Architectural Control

- None

E. Recreation

- Easter egg hunt is the next recreation item - details to come

F. Welcoming

- Molly Megan volunteered to do the welcoming!!!

5. Old Business

- None

6. New Business

- Guest comments
 - Want to keep the neighborhood up
 - Chickens brought up - discussed the proposal that was presented at the annual meeting that will be voted on in the future
 - Discussed communication updates

8:44 Adjourn