

<p style="text-align: center;">Kingsgate Highlands Division 3 and 4 Homeowner Association Board Meeting Minutes - September 11, 2019</p>
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1. Call to order (Mike) - 7:32 (Mike, Chris, Scott, Kelly, Darcey, Mario, & Steve)
 - Guests: Mike Padgett, Candis Brink, Amador Abreu, and Matt Larson
2. Approve Minutes and Agenda (Approved 7-0)
3. Guest Presentations
 - Amador Abreu - inquired about the use of the park for youth soccer practice. Request denied due to insurance coverage that will not cover that type of activity. Discussed looking at different insurance bids in the future.
 - Candis Brink - presented her resignation as Pool Manager. Will continue to support during the transition. Supplied written documentation of current accomplishments, employee state of affairs, facility status, manager duties, and ideas on secession planning.
4. Financial
 - A. Financials
 - Cash on Hand: \$76,015.15
 - Reserves: \$73,862.00
 - Discussed summer expenditures and activity
 - Approved financials: 7-0
 - B. Audit Update
 - No update
 - C. Current Liens
 - Lien has been recorded for Lot #368
5. Committees
 - A. Pool Committee (Steve, Derek)
 - Progress is being made with the fence vendor on the delayed baby pool fence project. Delays were due to vendor supply issues and they are now independently fabricating our fence at no increased costs. Fence is being powder coated with installation coming in the next few weeks.
 - We are holding off on any additional purchases until final billing comes in from the mechanical upgrades and the fence replacement.
 - New more robust speakers are being installed tomorrow as well as pool deck cameras.
 - Awning still waiting on the city of Kirkland for a permit.
 - B. Park Committee (Alex)
 - Discussed bee situation at entrance of the park - had been treated multiple times and are looking at options.
 - Discussed upkeep and maintenance of cul-de-sacs in the neighborhood. Will continue discussions.
 - Discussed going out to bid for landscaping of the park.

C. Covenant Enforcement (Mike)

- Will be contacting 1 to 2 homes per month starting with homes with major issues first.
- Currently will be revisiting 5 properties.

D. Architectural Control (Alex)

- Discussed artificial turf and the anticipation of more to come in the future.

E. Recreation

- No report

F. Welcoming

- Making progress with homes on the "to be welcomed" list.

6. Old Business

- Discussed the redevelopment of the Kingsgate website using Squarespace. Expected cost would be \$200-\$300 per year. Will continue discussion during the budget process .
- Backyard chicken discussion was tabled due to board members not receiving the updated proposal. The updated proposal will be emailed to the board to be voted on via email.

7. New Business

- Attorney Ron Housh has been hired to begin the collection process on 8 homes that are considerably past due. Letters have been sent to all.

8:53 Adjourn

Next Meeting: September 11th @ King County Library - 7:30-9:00