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

**Annual Meeting Minutes - February 13, 2019**

1. Call to order (Steve) - 7:05pm (Steve, Alex, Kelly, Mario, Darcey, Mike, and Derek)

* 18 community members present

2. Board introductions

3. Financials

 A. 2018 Finances/Budget Review

* $220,720.80 in revenue with $172,093.63 in expenses - $48,627.17 carryover
* Beat our pool revenue projections by $21,470.80
* 22 homeowners behind in dues by a total of $24,197.42
* Examined budgeted amounts versus expenses - see annual meeting presentation

 B. 2019 Budget

* Dues increase of $17 (2.76%) from $615 to $632
* $25 discount on dues for homeowners who are not past due and pay in full
* We have caught up with inflation in 2016 so dues will only adjust yearly by
* Already received $103,530.00 in dues for a cash on hand of $131,111.40
* 142 homeowners paid in full at this time
* 2019 Budget Breakdown
	+ - $254,227 in anticipated revenue including the previous year carryover
		- $254,227 in anticipated expenses
		- Budget includes $13,000 in capital reserves

 C. Audit Status

* See annual meeting presentation due to multiple detailed slides regarding findings, recommendations, and board response

 D. Legal Status

* See annual meeting presentation due to multiple detailed slides regarding legal status

4. Committees

 A. Pool Committee

* Reviewed last year's improvements
* This year's budgeted improvements
	+ Pump replacement
	+ Small fence replacement
	+ Boiler servicing
	+ Controller maintenance
	+ Filter cleaning
	+ Small pool vacuum
	+ Bleacher awning replacement
	+ Bleacher updating
	+ Umbrellas for tables
	+ Heavy duty round tables
	+ Shed replacement
	+ Heavy duty garbage cans
	+ Sound system update
	+ Pool check in system

 B. Park Committee

* Security lighting
* Commercial security cameras
* Park master planning committee

C. Proposed Bylaw Adjustments

* Amendment to permit backyard chickens
* Amendment to permit seasonal boats and recreational vehicles in driveways
* Above adjustments may be considered in 2019

5. Nomination and Election of Board for Expiring Terms

* Steve Gengo nominated to continue - Darcey/Kelly 2nd (approved)
* Alex nominated to continue - Mike/Kelly 2nd (approved)
* Chris Adams nominated to serve - Steve/Derek 2nd (approved)
* Scott Gray nominated to fill vacant position - Mike/Steve 2nd (approved)

6. Question and Answer Session

* Propose look at legal responses regarding Pokemon (community member)
* Plans for updating entrance signs
* Can we make Facebook site private
* Code enforcement question regarding specific housing

9:01 Adjourn

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

**Board Meeting Minutes - February 13, 2019**

1. Call to order (Steve) - 9:10pm (Steve, Alex, Kelly, Mario, Darcey, Mike, Chris, and Derek)

2. Open agenda items

 A. Legal Update

* Discussed recent email and discussions with our legal counsel

 B. Discussed new gate

* For ability to be able to lock gate using security keypad

3. 2019 Board positions

* Mike nominated as president - Darcey/Derek (approved)
* Darcey nominated as vice president - Steve/Mike 2nd (approved)
* Mario nominated as treasurer - Derek/Alex 2nd (approved)
* Derek nominated as secretary - Darcey/Mike 2nd (approved)

Meeting adjourned 9:34