

<p style="text-align: center;"><b>Kingsgate Highlands Division 3 and 4 Homeowner Association</b> <b>Board Meeting Minutes - March 11, 2020</b></p>
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1. Call to order (Mike) - 7:37 (Mike, Darcey, Derek, Mario, Alex, Chris D, Chris A, Scott, and Amador)
  - Guests: None
2. Approve Minutes and Agenda: Approved TBD
3. Guest Presentations
  - None
4. Financial
  - A. Financials
    - Cash on Hand: \$126,289.65
    - Reserves: \$101,146.72
    - Approved financials: Approved 9-0
    - Went over current financials
  - B. Audit Update
    - 2017 Audit - complete with no findings, will be posted online
    - 2018 & 2019 Audits - auditors have the materials to begin the 2018 and 2019 audits
    - IRS Returns and Filings - we are looking for tax attorney or the IRS filings/issues to see how to proceed
  - C. Current Liens/Legal Recovery of Dues
    - No update
  - D. Website

Website hosting cost is \$453.68
5. Committees
  - A. Pool Committee (Derek)
    - Ashley Larson was hired as pool manager - transition meetings occurring this and next week
    - Filter servicing will be scheduled next week with the new vendor
    - Boiler maintenance is still ongoing
  - B. Park Committee (Alex)
    - Added four more cameras, will be adding three more
    - Waste management keep leaving the gate open
    - Working with the gate contractor - planning on completion by swim team
  - C. Covenant Enforcement (Mike Padgett)
    - Moving on enforcement as outlined in the annual meeting
    - Drafted a letter for the duplex concern
    - Will be using courtesy letters to start for first time offenses

D. Architectural Control (Alex)

- Deck request similar to previous
- Painting request - will be getting paint samples in the future
- Building a form for the new website so homeowners have easy access

E. Recreation

- Discuss park gatherings on Facebook - will discuss next meeting

F. Welcoming

- No report

6. Old Business

- Discussed the compensation amendment - will review and propose and adjustment

7. New Business

- Discussed bookkeeping role whether we should have a person or bookkeeping organizations - will be looking for comps
- Master planning committee will meet monthly

9:15 Adjourn

Next Meeting: Wednesday, April 15 from 7:30-9:00 @ Online