

2015 KEYS HOA ANNUAL MEETING – Minutes – October 3, 2015 – 10:00 A.M.

President ML Smith called the meeting to order and held up the mailing that went to all residents as proof of the notice of meeting.

Patrick Carter moved to waive the reading of the board minutes from September 8, 2015. The motion was seconded by Becky Richardson and passed.

Nancy Brickman reported that the board had received 33 proxies and 34 absentee ballots. When added to the board ballots, there is a quorum (37) at the meeting.

TERMITE INSPECTION

ML Smith

Due to the weather conditions, the annual termite inspection was postponed until Friday, October 23. A notice went out by email to all residents registered at keyshoa.org.

POND MAINTENANCE

Ken Richardson

Pond health is critical to our community. The board has contacted the USDA as well as Federal, state and local authorities to get advice on our situation. We need to discourage the Canada geese, but euthanizing would be expensive and there is the definite possibility that other geese would take up residence since the wildlife experts tell us our pond is now marked. The board investigated hiring trained dogs but the cost is prohibitive because they would be needed twice a day for 10 months. There is a liability issue if we ask residents to walk dogs around the pond and the trained dogs are allowed off leash. The board decided to install snow fencing (with consideration for ducks and turtles) around the pond in February, 2016. This will be installed by volunteers. The Kure Beach police will take action if anyone damages this fencing.

Residents are reminded not to feed ANY wildlife in our community.

The board is beginning negotiations with the Dunes community, which drains into our pond, to share some of the costs of pond maintenance.

-LANDSCAPING

Patrick Carter

The winter was hard on plants, bushes and the irrigation system, then it quickly got very hot, which made it difficult to replace damaged plantings. Sod supplies were also damaged, but our landscaper, Sam, was able to get a limited supply. Plant replacement will begin in October. Costs include \$1500 for sod, \$1600 for irrigation repairs, \$16000 for mulch, \$975 for pine straw and \$1900 for tree trimming around the perimeter of our community. The cost of replacing plants and bushes has not been determined.

Patrick reported on a proposal from Catlin Engineers and Scientists that addresses drainage concerns in the Keys. The estimate was free of charge and it would cost \$11, 278 for the firm to do an in-depth

study on standing water, drainage problems and moisture related problems in some crawl spaces. There was no projection of the total costs involved for a proposed solution but an estimate of what the work would cost to complete after the study was at least \$150,000. Some residents have had work done in their crawl spaces and/or have had French drains installed. In our community, drainage from the roof square footage can't be absorbed into the ground area. The ground has compacted over the years and the water is not running off. Raising the ground water table is one solution.

There were mixed feelings among residents about assuming responsibility (possibly a special assessment) for problems not shared by all residents. The board is going to contact other civil engineering firms for more input and other possible solutions and will look at different options, costs, and the possibility of having work done in phases.

INSURANCE

ML Smith

According to Article 6.1 in the Covenants, the owner of each unit is required to have full replacement insurance. Bruce Yergler contacted 67 owners in July who did not have proof of insurance on file with the Keys. Currently there is no proof of wind and hail insurance for 38 owners and no proof of fire insurance for 34 owners. The board will check to see if a resident can be notified if an adjoining unit is not insured.

ARCHITECTURE

Becky Richardson

There have been approximately 15 Requests for Exterior Change submitted in the last year. Becky requested that residents who are replacing windows or enclosing porches submit pictures of the windows they will be using when they submit the form to the board.

BUDGET

ML Smith/Grace McGee

The board looked at financial projections through the year 2033 that include painting and roofing to determine that dues would remain at \$350/quarter.

APPROVAL OF KEYS 2015 OPERATING BUDGET

2015 Budget Proposal Attachment A

2014 Year End Balance Sheet Attachment B

CALL FOR VOTE

Ron Griffin moved to call for the vote, seconded by Gary Glossop. Passed.

ATTENDEE BALLOTS PLUS PROXY RESULTS AND ABSENTEE BALLOTS ARE AS FOLLOWS:

Absentee ballots:	34
Proxies assigned to board:	5
Attendee ballots:	21
Total in favor of passing the 2016 budget:	60

NEW BUSINESS:

Sally Shafer would like input from residents on the issue of installing hot tubs on back decks. She was advised to bring evidence to the board concerning what percentage of residents are interested. Hot tubs on decks are prohibited by our current Rules and Regulations.

Patrick Carter moved the meeting be adjourned at 1130. Seconded by Becky Richardson and the motion passed.