

KEYS ANNUAL MEETING MINUTES
October 1, 2016 – 10 AM

President Becky Richardson called the meeting to order at 10:01 AM.

Proof of notice of meeting was presented to attendees.

Becky Richardson moved the reading of the September 27, 2016 minutes be waived and those minutes approved. Seconded by Gary Glossop. Motion passed.

Reports of Committees:

TERMITE INSPECTION

1. There were some units that technicians could not check because of heavy rain on September 30. Owners will not be penalized and Canady will be back to complete the inspection. The \$150 fine is working but some owners are taking advantage of Canady to set up inspections at their own convenience. Board will look at this for next year.

POND

1. Ken reported that the Dunes have acknowledged that they agree to share maintenance of the pond. The lawyers for both HOA's and the representative from Pond Retention have to review this agreement.
2. The town of Kure Beach will dredge in one corner of the pond.
3. The drainage from the fourplex at SPL and Settlers still needs work and the Board is waiting for a written proposal for this.
4. The fence for geese deterrent is remaining in place on the recommendation of state wildlife authorities. The board continues to monitor this problem as it is a major economic factor (grass and contamination) for this community.

LANDSCAPE

1. Micki came on the board in April and is planning to complete three major goals by the end of this year. Her first goal is to replace plantings around the entrance signs. One is done and one is on the list.
2. The second goal is to prepare short and long term plans for replacing dead bushes and plantings throughout the community. A long term plan will anticipate replacement of those that are in jeopardy. All units will be mapped and coded for immediate/later replacement. Micki will also work to determine what type of bushes are best for minimal maintenance and hardiness in this climate.
3. The third project is to extend the sprinkler system to common areas where grass is not growing. She will get bids when areas are determined.
4. Micki would welcome any assistance with these projects – especially from residents with horticulture knowledge/experience who can

advise when decisions are made regarding replacement plantings. She will be discussing choices with owners who are interested.

5. Linda Newton will be helping with the mapping and Judy Larrick has provided resource material to assist in selecting replacement plants.
6. Trimming will be scheduled before Thanksgiving and residents are requested to not put out decorations until this is completed.
7. Please report any problems with the sprinkler system, leaks, broken heads, etc. to Micki immediately. Special requests for trimming or replacements should be submitted in writing by email or a note dropped off at her unit (668 Settlers Lane).

INSURANCE

1. The covenants state that each owner is required to carry insurance for the replacement cost of their home. After a serious effort to obtain proof of insurance from each owner, we currently only have one owner who has not provided the board with proof of insurance. Please provide the office with a copy of the declaration page each year. The insurance agent will send a copy by email if owners provide that information to our accountants.

ARCHITECTURE

1. Many owners are currently replacing windows. ML reminded owners that they must submit an Exterior Change Request form (available online) before any work begins.

APPROVAL FOR 2017 OPERATING BUDGET

Dues remain at \$350/quarter. (Budget Proposal attached)

2016 Year End Balance Sheet (Attached)

KeysReserve Analysis was distributed and reviewed by Grace. (Attached)

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

Absentee ballots:	32
Attendee ballots:	15
Total in favor of passing the 2016 budget:	47

Board members elected:	
Linda Newton	50
Gary Glossop	45

NEW BUSINESS

ML reminded everyone that each year residents donate money to our fire, police and public works departments in December. The police department used the money last

year to buy teddy bears (with police badges) to hand out to children. Public works uses their money to help fund a pizza party once a month for employees. The money is collected in the office by Grace and Pat.

Ed Wilkinson suggested we start preparing now for our next repainting in anticipation of getting bids. (The \$160,000 spent for the last repainting was due to a very careful bidding process by the committee.) He suggested we begin by deciding to keep the current colors for each unit. Micki asked for a show of hands from attendees and a majority of owners present were in favor of retaining the same colors. Ed also noted that siding replacement before the last painting was problematic and advance planning could help with the process.

The meeting was adjourned at 10:45.