

**Keys at Kure Beach Homeowners Association**

**BOARD OF MANAGERS MEETING - May 11, 2011 - 6:00 PM**

**MINUTES**

**Board present:** Harry Birch, Micki Hobson, Tim Upton, Bryan Strickland, Ed Wilkinson

**Accountant:** Grace McGee

**Committee Members present:** none

**Homeowners present:** 5

**Meeting** called to order at 6:04 PM by Tim Upton, President.

**MINUTES** for previous meeting, March 5, 2011 unanimously approved.

**VOTES TAKEN VIA EMAIL DURING PERIOD FOLLOWING 11/29/10 MEETING:**

1) Replacement of **light fixtures** above garage and inside front porch: Owners may choose style and color. Must submit Architectural Change form for approval. Advisory: Motion detectors will only last about two years.

**FINANCE**

-- Grace

1. CHECK DETAIL -- Mar - Apr, 2011 **ATTACHMENT A-1**
2. P & L Month & YTD -- Mar - Apr, 2011 **ATTACHMENT A-2**
3. P & L Budget vs Actual -- Jan - Apr, 2011 **ATTACHMENT A-3**
4. BALANCE SHEET -- as of Apr 30, 2011 **ATTACHMENT A-4**
5. ACCOUNTS RECEIVABLE **Aging Summary** (May 11, 2011) **ATTACHMENT A-5**

**LIENS, JUDGMENTS and/or FORECLOSURES:**

**3 liens outstanding** / noted by \* on Aging Summary - Attachment A-5

**1 Judgment to be enacted** / noted by ^ on Aging Summary - Attachment A-5

**LEGAL**

-- Tim

1. **Noah law suit** against Ed and Tim (personally) regarding legality of Keys HOA retaining the \$2,000 re-shingling reimbursement in the form of credit against Noah debt to Keys -- adjudged in favor of Ed & Tim / ie the Keys.
2. **Amending Keys Declarations** :: Bryan & Tim meeting with Keys attorney Andy McVey:
  - Recommendations regarding relative advantages and disadvantages of amending the declarations were received in writing April 29, 2011.
  - **Next steps:** Ed will outline a policy option paper / Bryan will follow-up with pro/con list of each of the options / Options must be explained in 'simple English'!
  - **Goal:** Board recommendation to be ready for vote at Annual Meeting --  
Choices/explanation will be provided in Annual Meeting Notification early Sept.

## **ARCHITECTURE**

CHANGE REQUESTS: None -- Harry

## **RE-PAINTING COMMITTEE - update**

-- Ed & Micki, Co-Chairs

FRONT PORCH RAILING/POST REPAIRS - completed by Will Jackson  
1 remaining to be done next week: 809 KVW (Fisher's)

### PAINT/STAIN PRODUCT for DECKS

Error made by Kerwick Painting in product used on decks in first 6 buildings painted on east side of SPL. Product will be changed to the stain specified in contract for the balance of the buildings. Kerwick will redo the decks if they wear differently from the others in the next two years.

Not discussed, but for the record to previous meeting:

### PAINT CONTRACTORS

Patrick Kerwick Painting, Inc was hired; began mid-April

### COLOR SCHEME

--The original 'coral' color was changed to a slightly darker tone containing less 'red' with the expectation that there will be less chance of a pink hue coming through over time.  
-- No other changes were made to the original colors presented.

## **GROUNDS COMMITTEE (formerly Landscape)**

-- Tim

**---POND MAINTENANCE** - no change since last meeting

-- owner noted algae build up; Retention Pond Services will be contacted

**---GROUNDS MAINTENANCE**

### a) SPRINKLER SYSTEM

- turned on today / May 11. (note originally scheduled for April)  
- damaged sprinkler heads being repaired this week

- NEW sprinklers, clock and 2 valves needed to maintain grass between KVW units 833 and 829.

**Motion** to add these sprinklers to the system by Ed, seconded by Harry: unanimous approval.

### b) TREE REPLACEMENT

-- Magnolia tree in CA between 833 KVW & 668 SL destroyed by lightning  
Sam's Landscaping will replace w/ holly tree for free/ charge only for labor.

**GROUND'S COMMITTEE (cont.)**

c) the following ACTION DEFERRED until Keys Declarations are completed:

Request by owner, Connie Evans (quad - 813 KVW) for removal of pine tree between quad driveways because it is a threat to the water pipes, similar to that which caused hers to break last month with a repair cost of \$600.

**MOTION** to remove by Ed, seconded by Harry: unanimous approval

**OLD BUSINESS -**

**---Sloop Pointe drainage issues** (rear of units adjacent to Sea Watch) -- Bryan

- Bryan still working w/ Town of Kure Beach on trenching issue

- catch basin solution is unworkable due to the number of utility lines

**ACTION:** none to date

**NEW BUSINESS -**

**a) RESERVE REQUIREMENT STUDY** -- Tim  
**and INSURANCE RISK/REWARD REVIEW**

- to be included with Declarations analysis

**b) COVENANTS COMMITTEE** -- Tim

- only 1 owner responded to request to join committee /  
committee will not be activated / Board will address all  
Declaration issues (see 'LEGAL - Item #2 - p. 1)

**c) OWNER'S ISSUES**

No individual owner issues raised, however, lack of response to  
Covenants Committee solicitation prompted discussion of the need  
for additional owners to get involved OR face the reality that a  
Management firm would be needed to maintain the community.

**MEETING ADJOURNED at 7:40 PM**

**NEXT REGULAR MEETING TBA**

Submitted by Micki Hobson, Secretary 5/14/11