

Keys at Kure Beach Homeowners Association

ANNUAL MEETING - October 6, 2012 -- 10:00 AM

MINUTES

Board Members Present: Bryan Strickland, President / Ken Richardson, Vice President / Micki Hobson, Secretary / John Chadwick, Treasurer & Landscape Chair / Nancy Brickman, Architecture Chair

Accountants Present: Grace McGee & Pat Young

Owners Present: 24 // Proxies for those not attending: 31 --- TOTAL: 55

CALL TO ORDER: 10:03 AM by Bryan Strickland, President

1. **ROLL CALL:** Taken at sign in. Quorum of 37 (40% of qualified owners) was met.

2. **PROOF OF NOTICE OF MEETING:** 9/14/11 mailing presented.

ON FILE under "Annual Meeting Notices."

3. **READING OF MINUTES** of previous HOA Meeting - 7/19/2012

MOTION to waive the Reading of the Minutes was made by Harry Birch, seconded by Ed Wilkinson and unanimously approved.

4. **REPORTS OF OFFICERS / COMMITTEES**

ARCHITECTURE COMMITTEE

- Nancy Brickman, Chair

- a. Annual Termite Inspection conducted by Canady yesterday; 8 units did not comply with opening of garage door and will be notified to schedule appointments. Due to aging, insulation in crawl space is dropping; Canady has noted this on individual reports as a courtesy to owners.
- b. Rules & Regulations:
Security system signs, limited to 1 foot square, are now allowed in the Limited Common Area (LCA)
- c. Reminder: Any changes to the exterior of the unit requires submission of the Architectural Request Form which may be found on the Keys website.
- d. Reminder: No open flames such as tiki torches and charcoal grills are allowed on decks per Town of Kure Beach ordinance.

Questions from the floor:

1. Ed Wilkinson asked if Canady had commented on surface mold.
Answer: Yes, and it will be noted on individual reports of those affected. It is, however, not a concern, at this time, for any that they observed.
2. Ron Griffith asked if exhaust fans are permitted on the side wall of the garage. Answer: The question was raised many years ago but no action taken; Board will put on agenda for next meeting.

POND MAINTENANCE

- Ken Richardson, Chair

- a. Permit has been obtained for pond. The 5 years renewal period will begin next year due to the timing of process required to resubmit required paperwork.
- b. The permit allows for a 3/4 horsepower pump for the fountain which has been installed.

Question: Is the pond open for residents who do not live on the pond?

Answer: Absolutely. It is open to all residents of Keys and Kure Beach Village; there is a gazebo available, etc.

- c. Geese waste issue: Of the several options to discourage geese from using the pond area, the Board purchased a solar powered light which blinks at night. It was initially successful, but the geese have now returned. The Board will consider additional options at next meeting, including adding a second blinking light.

Reminder: The primary method of discouraging geese is to NOT feed them.

LANDSCAPE COMMITTEE

- John Chadwick, Chair

- a. Sam's Landscaping Contract will remain the same as last year; the additional \$2,000 allocated on the budget for potential increase will be added to the Landscaping Maintenance & Repair total.
- b. Landscape plan for past year has been focussed on front yards with replacement or removal of plantings to improve appearance. Next year assessment will be made of the rear areas. Volunteers are urged to join the committee to assist with this effort.
- c. Entrance wall lights were replaced with LED bulbs and have saved a substantial amount of money.
- d. IRRIGATION
 - electric unit and 2 sets of valves were replaced.
 - new sprinkler heads installed in Kure Village Way area that has never had adequate irrigation
 - sprinkler head replacement is the responsibility of the owner -- all are reminded to not park on grass and to be aware that many of these are located adjacent to the driveways.

5. ELECTION OF BOARD OF MANAGERS

- Bryan Strickland

The Keys Covenants require a minimum of three (3) and a maximum of five (5) Managers to oversee the governance of our community. Each Manager is elected for a three-year term, not to be exceeded by more than two terms in succession.

As of October 6, 2012, status for the current Managers is:

Micki Hobson and **Bryan Strickland** will be in the 3rd Year of their Second Term; Nancy Brickman, John Chadwick and Ken Richardson will be in their 2nd year of their First Term.

There are **no vacancies to be filled this year**; it was noted that next year there will be two and owners were urged to consider potential nominees for these openings.

6. Approval of Keys 2013 Budget - Bryan Strickland & Grace McGee

-Budget proposal

ATTACHMENT A

-12/31/11 year end Balance Sheet

ATTACHMENT B

(Attachments were Included in Annual Meeting Notice.)

NOTES: to budget

1. Dues are reduced from \$400 per quarter to \$375. Reserves for Long Term Maintenance are more than substantial to fund the re-painting and re-shingling obligations in the future.
2. Items outside the normal operating expenses for 2013 are:
 - \$7,500 for power washing; recommended by vendors to be done at least every two years.
 - \$23,00 for renewal of 10-year Termite Retreatment Contract with Canady. Annual inspection rates thereafter will be \$5,950.

7. New Business

- a. New Keys resident, Peter Beardsley, will be candidate for Village Board of Managers.

8. ADJOURNMENT - 10:40 AM

minutes prepared by M. Hobson, Secretary
10/8/12