

Keys at Kure Beach Homeowners Association

BOARD OF MANAGERS MEETING - November 27, 2012 - 6:30 PM

MINUTES

Board present: Nancy Brickman, John Chadwick, Micki Hobson, Ken Richardson, Bryan Strickland.

Accountants: Grace McGee & Pat Young

Committee Members present: None

Homeowners present: Peg & Frank Fisher

Meeting called to order at 6:05 PM by Bryan Strickland, President.

MINUTES from previous regular meeting, Oct. 7, 2012 approved via email.

VOTES TAKEN VIA EMAIL DURING PERIOD FOLLOWING 10/7/12 MEETING:

none

FINANCE

1. CHECK DETAIL -- Sept. thru Oct., 2012
2. P & L Budget vs Actual -- Jan - Oct., 2012
3. BALANCE SHEET -- as of Oct. 31, 2012
4. ACCOUNTS RECEIVABLE **Aging Summary** (Oct. 29, 2012)

ATTACHMENT A-1

ATTACHMENT A-2

ATTACHMENT A-3

ATTACHMENT A-4

LIENS, JUDGMENTS and/or FORECLOSURES: -- **no change**

AGING SUMMARY

Late Dues Payment: Discussion/Action

#1 - at end of Jan. 2013, if not paid, collection agency letter to be initiated

#4 - notice to owner re money owed

ARCHITECTURE

CHANGE REQUESTS -

1. Request for fenced area for seeing eye dog in Common Area - Bryan
Reference Oct. 7 minutes. Decision tabled until further research obtained;
information from legal counsel was inconclusive

2. Request for rear porch window treatment / Peter Beardsley - 825 KVV

APPROVED

3. Request for exhaust fan on exterior garage wall.

Ken: Ron Griffin provided w/ Arch Request Form / he will decide later if he wishes to
move ahead with change

TERMITE INSPECTION -

-- Nancy

1. Un-inspected units remaining - **TOTAL: 3**

ACTION: 2 owners to receive fine warnings; 1 advised by Nancy re appt. needed

2. Reports mailed to all inspected units Oct. 24, 2012

RULES & REGS VIOLATIONS

-- Ken

1. Unlicensed car - 562 Anchor Way -

ACTION: 30 day warning letter re removal to be sent

2. Tiki torches no longer on decks specified during termite inspection

ACTION: None needed; for future reference, however, they are not allowed on decks.

POND MAINTENANCE

-- Ken

1. Geese droppings issues -

ASSESSMENT: second light & swan purchased / unclear as to results -- some progress may have been made, but all are not gone!

LANDSCAPE COMMITTEE

-- John

Development of plan for areas behind units will begin in Jan.

GOVERNANCE & ADMINISTRATION

--Micki

1. Maintenance Guidelines and Policy clarifications mailed 10/19/12

2. Manual Updates -- additional updates needed, to be completed after the holidays.

NEW BUSINESS

none

NEXT REGULAR MEETING: TUESDAY, JANUARY 15 - 6:30

Meeting adjourned at 8:45 PM

--Submitted by Micki Hobson, Secretary 12/31/12