

Keys at Kure Beach Homeowners Association

BOARD OF MANAGERS MEETING - March 23, 2013 - 9:00 AM

MINUTES

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

Accountants: Grace McGee

Committee Members present: None

Homeowners present: None

Meeting called to order at 9:15 AM by Bryan Strickland, President.

MINUTES from previous regular meeting, Jan 15, 2013 approved.

VOTES TAKEN VIA EMAIL DURING PERIOD FOLLOWING 1/15/13 MEETING:

1. Landscape Plan - unanimous approval - see Landscaping page 2.

FINANCE

1. CHECK DETAIL -- Jan. 2013
2. CHECK DETAIL -- Feb. 2013
3. P & L Month & YTD-- Jan - Feb., 2013
4. BALANCE SHEET -- as of February 28, 2013
5. ACCOUNTS RECEIVABLE **Aging Summary** (Mar. 20, 2013)

ATTACHMENT A-1
ATTACHMENT A-2
ATTACHMENT A-3
ATTACHMENT A-4
ATTACHMENT A-5

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

AGING SUMMARY

Late Dues Payment: Discussion/Action

#6 - will likely become bad debt, no further action to be taken

Previous Debt - presumed uncollectable - name added as #12 on Aging Summary

ACTION - Board will re-serve judgment or send to collection agency

BAD DEBT ACCOUNTING

ACTION:- An accounting item will be set up to record all dues that are determined to be uncollectable. No time limit or dollar amount is designated, as each situation is significantly unique and Board needs to have latitude for the various collection process options.

GOVERNANCE & ADMINISTRATION

Manual Updates -- updates not yet completed; sorry :(

--Micki

ARCHITECTURE

-- Nancy

CHANGE REQUESTS -

1. Tim Upton - 653 SL - **solatube installation rear roof / unanimous approval**
[specs on file]

TERMITE INSPECTION -

1. Un-inspected units remaining - **TOTAL: 1**
ACTION: Fines will continue to be issued

RULES & REGS VIOLATIONS

-- Ken

1. Unlicensed car - 562 Anchor Way - has been removed

OTHER ITEMS

1. LOW E glass is harmful to vinyl siding - Keys not affected, but KBV may be.
Nancy to observe her unit to be sure fading not increased by adjacent unit's use of it.
2. Propane gas tanks: New state law that they must be 3 feet from window or open deck edge. Board presumes vendors will advise owners accordingly.

POND MAINTENANCE

-- Ken

- Geese issues - unresolved - no new action planned
- Dredging: Ken to attend Dunes HOA mtg. to request 1/3 cost of dredging

LANDSCAPE COMMITTEE

-- John

- Development plan underway per Chadwick list 2/18/13 **ATTACHMENT B**
(approved via email)
- In addition to items listed, sod needed for several areas/ will be done next month
- Sink holes at 609 SPL - repaired by Town of KB
- Pine straw used for mulching - discussion re pros/cons - decision to test NOT using it next year in areas between units and other selected spots TBA

ENTRANCE WALLS REPAIR - ref: **2 walls on Keys side of SPL**

Discussion re repairs needed - Bryan to call KBV President with following proposal:

1. Professional contractor be hired to do the work
2. Expenses paid by KBV, not shared with Keys. Rationale: Keys owners end up paying twice on one-time items such as this.

NEW BUSINESS

1. New **Welcome Chair needed** / Nancy to ask Pat Long
2. Memorial Day picnic canceled due to geese poo issue

NEXT REGULAR MEETING: Saturday, May 18- 9:00 AM

Meeting adjourned at 11:04M

--Submitted by Micki Hobson, Secretary 3/25/13