

Keys at Kure Beach Homeowners Association
ANNUAL MEETING - October 5, 2013 -- 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: Pat Young

Owners Present: 25 // Proxies rec'd for those not attending: 35 --- TOTAL: 60

CALL TO ORDER: 10:05 AM by Bryan Strickland, President

1. **ROLL CALL:** Taken at sign in. Quorum of 34 (40% of qualified owners) was met.
(Note: 6 of 92 owners not qualified.)

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

ATTACHMENT A

3. **READING OF MINUTES** of previous HOA Meeting - 8/7/2013

MOTION to waive the Reading of the Minutes was made by Ken Richardson, seconded by John Chadwick and unanimously approved.

4. REPORTS OF OFFICERS / COMMITTEES

~ **ARCHITECTURE COMMITTEE** - Nancy Brickman, Chair

a. **Termite Retreatment** conducted by Canady during September to begin new 10-year contract. Work consisted of inserting chemicals in trenches around perimeter of all buildings and holes drilled in driveway segments in front of garage doors.

Annual Inspections will resume on the first Friday in October next year and continue through 2023.

NOTICE: Beginning 2014, any owner not in compliance with inspection requirements on the scheduled date will be fined \$150 unless an alternate date has been arranged with Canady prior to the community inspection date.

b. Reminder: Any **changes to the exterior of the unit** requires submission of the Architectural Request Form which may be found on the Keys website.

~ POND MAINTENANCE

- Ken Richardson, Chair

- a. Permit: The 5 year permit renewal has been submitted and is moving through the state's red tape process.
- b. Geese waste issue: Of the several options to discourage geese from using the pond area, the Board purchased solar powered lights that blink at night. It was initially successful, but the geese have returned. They are multiplying at a considerably high rate. Experts have warned that they could easily double their population each year. The next option will be to have a professional trap them during molting season (July) at a cost of \$1500. The down side to this option is that they will be euthanized.
- c. Fox issue – Professional trapper, Jim English, was hired to catch fox following several incidents of residents discovering them in their yards. The trapping is not working due to the proximity of the woods. Mr. English has noted that we are wasting our money to proceed. Residents who are concerned about the fox should contact the Town of Kure Beach and/or the County Animal Control agency.

Reminder: The **primary method of discouraging geese, like all wildlife, is to NOT feed them.** Keys owners have been reminded of this in two mailings during the past year. All residents should remind anyone placing food outside for animals of any kind that it is a hindrance to everyone.

LANDSCAPE COMMITTEE

- John Chadwick, Chair

- a. Sam's Landscaping Contract will remain the same as last year; the additional \$2,400 allocated is to offset new NC sales taxes.
- b. Landscape plan for past year has been focused on front yards with replacement or removal of plantings, particularly junipers, to improve appearance.
- c. Landscape designer, Caron Sanders, was hired to review types of plants and trees that would improve both the appearance and provide minimal maintenance in the LCA, Common Areas and entrance walls.
- d. Pine straw has been sited as a major fire hazard in this area. The plan is to begin replacing it with mulch at all 4-plex units first, and then to proceed to the duplexes.

Owners who do not wish to wait for the transition at their unit should contact Sam's Landscaping who will provide individual service at owner's expense.

Mulch specifications: brown hardwood

WELCOME COMMITTEE

- Pat Long, Chair

2 of 4 new residents were introduced. Pat meets with each new owner as soon as possible following their move to the community.

5. ELECTION OF BOARD OF DIRECTORS

- Bryan Strickland

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

Status for the current Managers as of this meeting: **Micki Hobson** and **Bryan Strickland** will have completed the 3rd year of their second term and must retire from the Board for a minimum of 1 year. **Nancy Brickman**, **John Chadwick** and **Ken Richardson** will be in their 3rd year of their First Term.

Write in candidate, M. L. Smith was introduced. He and his wife Sara have been vacationing in the area for years and upon retirement last year decided to make this their permanent residence.

Nominations from the floor were called for and **Bruce Yergler** was named and accepted. A part time resident, Mr. Yergler lives with his Arlene in Hickory, NC.

6. APPROVAL OF KEYS 2014 OPERATING BUDGET

- Bryan Strickland

2014 Budget proposal
2013 Year End Balance Sheet

ATTACHMENT A
ATTACHMENT B

NOTES: to budget

1. Dues are reduced from \$375 per quarter to \$350. Reserves for Long Term Maintenance are more than substantial to fund the re-painting and re-shingling obligations in the future.

CALL FOR VOTE – ATTENDEE BALLOTS PLUS PROXIES RESULTS AS FOLLOWS:

1. ML Smith and Bruce Yergler for Board of Directors - TOTAL EACH: 59
2. 2014 Budget – TOTAL: 60

7. CALL FOR NEW BUSINESS - none

8. ADJOURNMENT at 10:50 AM

minutes prepared by M. Hobson, Secretary 10/7/13