

Keys at Kure Beach Homeowners Association

Minutes

January 11, 2014

9:00 AM

1. Minutes from 11/23/13 approved.
2. Votes taken via email since last meeting:
Approval to pay 1/3 of entrance wall repair with KB Village (\$800)
3. **Finance** Grace/Pat
 - Liens, Judgments, Foreclosures, Aging summary
 - Collection Policy

Fine will increase from \$50 to \$100 after two quarterly billing cycles from notification if the violation has not been remedied. This change, inserted into the Rules and Regulations reads:

15. VIOLATION OF THESE RULES and REGULATIONS

As provided by Chapter 47F-3-107.1 of the General Statutes of North Carolina, Homeowners have the right to attend & be heard at a hearing before any fine is levied or item(s) towed & stored. If a violation of the rules and regulations has not been corrected within 30 days following the hearing, a fine of \$50 per month, compounded every month thereafter, will be incurred until compliance is achieved. **If the violation has not been remedied after six months, the monthly fine will increase from \$50 to \$100, compounded monthly.** Should legal assistance be required by the Board, the resulting cost may be incurred by the owner.

4. **Governance and Administration**

Rules and Regulations

Reminder in next billing:

-It is not legal to rent rooms in townhomes.

5. **Pond Maintenance:** No report

6. **Landscaping:** No report

7. **Other**

-Keys Web Site:

Ken will talk to Bob Humphrey about what he would charge to maintain our web site. Possibilities include adding a Keys section to the Village web site or exploring other ways to update and maintain our current site.

-Memo for March billing (social event):

Board is assessing interest for a picnic at the pond gazebo on Memorial Day weekend. Respond by email keyshoa@gmail.com, drop by the office at the clubhouse, or speak with any board member.

Next meeting: March 15, 2014 - 9 AM