

## Keys at Kure Beach Homeowners Association

### Minutes

March 22, 2014

9:00 AM

**Present:** From Kerwick Painting Service: Patrick Kerwick, Kevin Gooding

Web design: Bryan Strickland

Members: Nancy Brickman, John Chadwick, Ken Richardson, ML Smith, Bruce Yergler,

Accountants: Grace McGee, Pat Young

#### **1. Presentation on power washing: Kerwick Painting Service, Inc.**

Home exteriors collect dirt over time, mold and mildew grows and develops roots that bite into the paint and causes premature wood rot and destroys the paint film. Pressure washing can extend the time between painting by three years. Kerwick uses 2000 psi (or if the machine is stronger, it is used from a farther distance) and a weaker chemical solution. This can all be done from the ground and will remove the “chalky” layer that develops and makes the paint more vibrant. Houses that back up to the woods have the worst problem. Gutters need to be cleaned more often. The power washing could be done in stages with the worst ones first. We do have two coats of stain that is only three years old. More issues will be seen later (at six years). The normal rule of thumb for repainting is 8 years. With power washing, it can go to 10-11 years but will have to be reevaluated because of mold/mildew/weather. We are in a harsh climate. Complete washing is \$135 unit. Patrick is going to evaluate whole area and recommend washing in stages and quote both ways – whole development and in intervals.

**Discussion:** Ken Richardson moved (seconded by John Chadwick) that Patrick Kerwick look at every house and then make a plan to power wash the houses with mold, which we will review and then the board move ahead with a plan. The board agreed unanimously.

#### **2. Web site presentation by Bryan Strickland:**

Bryan originally set up web site to get documents online because of frequent requests for covenants and rules. Ken suggested search option for site. A current directory online would also be helpful. (Password protected) The covenants, bylaws and rules and regulations need to be updated. It currently has a calendar for current events and the event is posted automatically on the home page two weeks ahead of the event. We could include a password protected board for posts. Bryan and his wife would maintain the site. The board will look at the site and send Bryan suggestions in the next two weeks. Moved by Ken Rachardson and seconded by John Chadwick, the board voted unanimously to ask Bryan to get back to us by email with a firm request for costs for web maintenance.

#### **3. Minutes from 1/11/14 approved.**

**4. Votes taken via email since last meeting:**

- Purchase of desk chair for office
- Purchase of dog cut-outs for pond

**5. Finance**

Grace/Pat

The board reviewed the financial report and looked at two long term analyses of dues and reserves including repainting and reroofing in order to maintain a working balance.

**6. Rules and Regulations**

- Storage units and other items at 624 Settlers Lane have been removed from the driveway.
- Orange straps behind 673 Settlers Lane have been removed.
- Holiday lights and bikes at KVW and Sloop Pointe Lane four-plex have been removed/moved.
- The board reviewed a letter to the owner of 654 Sloop Pointe Lane who has failed to provide proof of insurance on his unit. A letter to request this document will be sent by certified and registered mail.
- The new renter at 613 Sloop Point Lane is parking a tractor trailer cab in the driveway. Registered and certified letters were mailed to both the owner and renter on 3/19/14. Our lawyer will be contacted if the situation continues.
- The board reviewed drafts of letters to town of KB and Sloop Pointe residents and added a passage about the placement of garbage and recycling cans. These letters will be sent to the residents in the four-plex at the corner of Sloop Pointe and Kure Village Way and well as the mayor and public works, requesting that trucks use only the public streets and residents place garbage and recycling on the street.
- As new residents come into the Keys, we need to make sure they have highlighted Rules and Regulations! We will ask Grace and Pat to hand these out as residents come in for keys and passes in addition to being included in the packet for new residents. It is still the responsibility of owners to make sure that renters have are aware of these documents.

**7. Architecture**

-Location of satellite dishes:

The board is going to call Direct TV and Dish TV to ask what their policy is about dishes to roofs. Damage to the roof as a result of installation of a dish is the owner's responsibility.

-The board considered a verbal request to consider replacement of front door with solid door.  
Replacement doors should be the same as the one installed by builder.

-Owners need to be reminded to clean gutters regularly.

### **8. Pond Maintenance**

The dogs are partially working. Because they bend in the wind, some are damaged and three will be replaced (at no cost).

### **9. Landscaping**

Mulch and pine straw application has been completed ahead of schedule. We lost three palm trees this year. Replacements can be purchased and planted for approximately \$200 but will only be placed when the owner is a full time resident and commits to watering every day.

The grasses at the entrance walls have been trimmed and John is looking into adding knockout roses.

### **10. Other**

Any social event at the pond is on hold until the area is clear of goose droppings

Meeting adjourned at 12:10.

**Next meeting: Wednesday, May 7, 2014, 9 A.M.**