

Keys at Kure Beach Homeowners Association

Minutes

May 7, 2014

9:00 AM

Board members present: Nancy Brickman, John Chadwick, Ken Richardson, ML Smith, Bruce Yergler,
Accountant: Grace McGee

1. Minutes from 3/22/14 approved. Moved by Bruce seconded by Ken. Passed unanimously.
2. Votes taken via email since last meeting:
 - Transfer \$50,000 from Keys checking account to a 12 month CD (1.25%) at Live Oak Bank
 - Hire Bryan and Yifenn Strickland to update and maintain the Keys web site. The fee of \$100/month includes annual site registration and monthly hosting fees. There will be a one-time fee (\$50) for updated and searchable Covenants and Bylaws and (\$150) for a searchable phone book.
 - Owner at 814 Sloop Pointe Lane given permission to add shrubs to his beds and plant a magnolia tree next to his driveway.

3. Finance

Grace/Pat

-Liens, Judgments, Foreclosures, Aging summary

Update on liens: Must now be filed by lawyer in NC and the cost is \$250.

The boards (Keys and Village) are looking for a new CPA for an audit.

-Collections

No major concerns at this time.

6. Governance and Administration

-Update on survey for power washing all units

-Ken and ML walked the area behind Sloop Pointe Lane with Kevin Gooding from Kerwick inspecting the decks that have mold/mildew. Power washing will not extend the life of the paint. Halfway through the paint cycle the colors will brighten if we power wash the houses (2017). The board does not recommend power washing the units at this time. Moved by ML seconded by Ken. Passed unanimously.

7. Rules and Regulations

-Removal of recycling cans at KVV and Sloop Pointe

Residents are sometimes placing the cans at the street but not removing them for days. Recycling cans are still in front. The board will monitor the situation until the first of June and then send letters if necessary.

-Follow-up letter for proof of insurance coverage will be mailed after consultation with our attorney.

8. Pond Maintenance

-The board is monitoring the number of geese/goslings on the pond.

9. Landscaping

-Update on replacements

-There are a number of spots where grass was damaged by the winter weather. Sam is going to experiment with topsoil and seed. Sod could also be used but is more expensive. The three new palms have to be watered regularly by residents. Major trimming will take place this month. There is damage from the severe weather this winter.

-Any resident who feels they have an infestation of insects damaging their landscaping should contact the landscaping person on the board to check the situation.

10. Architecture

-Four requests for changes submitted by Ken Richardson were approved.

11 . Other

-The board is considering posting signs about picking up after dogs in critical places around the Keys.

-Memo to inform residents about web site update will be written by Ken and forwarded to Bryan to review before it is included in the June billing. Also, information on the October election will be included.

-Pat Long, Hospitality, will deliver new resident packets to all new residents (owners and renters).

-The board is discussing options for a change in legal representation.

Next meeting: Saturday, July 12, 9 am

