

Keys at Kure Beach Homeowners Association

Minutes

July 12, 2014

9:00 AM

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

Accountant: Pat Young New resident: Gary Glossop

1. Minutes from 5/7/14: Approved with amendment that architectural changes include a note that requests submitted are on file in the office.

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

-Signs: gazebo/dog pick-up/parking

The town requires that any signs be 12' from curb. Dog signs would be located in the area between 664 and 668 Settlers Lane, off Settlers where there is a landscaped bed, in front of the Keys sign at entrance and at Anchor Way and Sloop Pointe. Sign:

BE A RESPONSIBLE DOG OWNER...
CLEAN UP FOR HEALTH AND SAFETY.
IT'S THE LAW.

Ken is going to request that the town add two more stations for bags.

There seem to be more frequent parking violations. If we buy two (or more depending on cost) signs, we could move them around. Sign:

PLEASE
DO NOT PARK ON GRASS

Geese sign at gazebo:

DO NOT FEED WILDLIFE
GEESE DROPPINGS ARE **TOXIC** TO HUMANS AND PETS AND MAY
CONTAMINATE THE KEYS RETENTION POND.

Board voted decided to vote again on sign details. Bruce Yergler moved to have signs printed and ML Smith seconded. The motion passed unanimously. Ken will contact Southern Sign Company for prices.

3. **Finance**

Pat

-Liens, Judgments, Foreclosures, Aging summary

Board members signed off on Craig Hubbard's audit.

-Preliminary budget for annual meeting

The board discussed budget items concerning landscaping, power washing, accounting and legal fees.

4. **Governance and Administration**

-HOA Attorney: Ken will set up a second meeting with attorney Charles Meier and let board members know about date and time.

-The board reviewed documents for Annual Meeting.

5. **Rules and Regulations**

-A follow-up letter will be sent to the owner of 654 Sloop Pointe Lane outlining the action to be taken since there was no response to a registered letter sent on March 26 requesting proof of insurance coverage.

6. Pond Maintenance

Pond algae was treated this month and landscapers were asked to make sure grass clippings don't go into pond.

Sam's price for roping off the pond with three strands of chain is \$600. Since the goslings are flying, it is too late to do it this year. The board voted to install the fencing in April/May of 2015.

7. Landscaping

Pruning was delayed this year due to severe winter. John is going to keep identifying areas where replacement bushes are needed using the horticulturalist recommendations.

The board voted to finish mulching will be finished next year instead of following the original plan, which was to extend the work for two years.

Moved by ML Smith and seconded by Ken Richardson. The motion passed unanimously.

8. Architecture

There were two email requests for architectural change but the residents did not follow up with official forms.

Peter Beardsley's request to install a small air conditioning/heating unit on his porch was approved. This request is on file in the Keys office.

9. Other

-Keys Web Site- Bylaws and covenants have been updated and are searchable. Minutes will be added as approved.

-Board will invite Sam (our landscaper) to the next board meeting to give us a report, discuss landscaping and thank him for his good work.

-A memo will be included with the next billing about residents requesting services from landscapers. Residents need to contact the board about services that are contracted instead of speaking directly to the workers. If any resident removes landscaping materials the association has contracted to install, it is their responsibility to replace and/or maintain.

Next meeting: Saturday, August 30, 2014 9 am