

Keys at Kure Beach Homeowners Association

Minutes

March 14, 2015 9:00 AM

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

Guests: Ken Richardson, Peter Beardsley

Accountants: Grace McGee

1. Executive Session (9:00)

2. Minutes from 1/9/15 board meeting approved unanimously.

3. Email votes since last meeting:

-Voted unanimously to join two other HOAs to request that the crosswalk on Ft. Fisher Blvd. at the end of Kure Village Way be moved to the public access south of the current location

ML and Becky will attend the Town Council to request the crossing be moved.

4. Pond: Ken Richardson report (9:30)

Ken addressed the possibility that DENR might inspect the pond and request that we dredge our pond.

The only problem historically has been in the corner where the Dunes run-off enters our pond. If we enter into an agreement now with the Dunes HOA, the cost for this would be shared (1/3 each Keys, Village and Dunes). This agreement would be drawn up by our attorney and presented to the Dunes for approval. Currently the pond is stable and we have an agreement with Pond Retention Services for maintenance. The blinking lights, which have proved ineffective for geese control, will be removed soon, along with other debris floating in the water.

Ken Richardson and Peter Beardsley will ask to attend the next board meeting at the Dunes to present the idea of shared expenses.

5. Landscape: John Chadwick report on sod

John distributed a map with major/minor areas needing sod. Most of the areas of concern are on Sloop Pointe and Kure Village Way. The estimate is approximately \$1600-\$1700.

Becky moved we spend approximately \$1650 for sod. Seconded by Nancy and approved unanimously.

- Update on mulch and pine straw

Mulching and pine straw is in process

-Fence

Netting is \$130 for 100 feet. The fence would be expensive for the circumference of the pond. Last year the board experimented with sections of the fence using twine, which has to be tightened every day. Signs will be printed and posted warning residents that vandalism to the fence would be prosecuted.

The poles could be reused each year. There is still a concern about contamination from the geese droppings. John is going to ask Sam if his estimate of \$600 includes materials and if he can get the fencing installed in May.

6. Architecture:

Exterior Change Requests:

New owners at 642 Sloop Pointe requested:

Permission to extend deck and move HVAC unit

Bruce moved we approve the plans. Seconded by Becky and approved unanimously.

Request for rear deck awning at 629 Sloop Pointe:

Approved using guidelines for awnings.

-Gazebo repair estimates

No estimates at this point. Board will request estimates from local carpenters.

-Front door replacements

Replacements must be same door.

7. Governance and Administration

-Rules violations

In every rules violation situation, a hearing will be scheduled as soon as possible and owners will be given the opportunity appear before the board and discuss their situation. The owner has 30 days after the hearing to correct the situation. Chronic violations will be dealt with without the opportunity for a hearing.

-Correspondence since last meeting

8. New business

-Report on public hearing on parking on NC 421

There are no enforced parking ordinances in Kure Beach at present. It must be dealt with by the town council implementing a long range plan by the zoning board.

-Report on Vacation Rentals Ordinance public hearing

This issue is mainly about parking and must be addressed by the town.

-Update on SP Weevil project

Three traps are located in the Keys.

-Welcome committee update

The board reviewed a letter for new residents and materials to be included in the packet. Janice Hindle has volunteered to be our representative.

-Parking at town hall

The board discussed the new parking lot at town hall for overflow parking for Kure Beach residents (primarily for cars). Parking must be approved by the police department.

-New board members for next year

We all should be aware that John agreed to serve until October. The board would like to invite prospective board members to visit meetings.

9. Finance (10:45)

Grace

-Liens, Judgments, Foreclosures, Aging summary

-CD Interest

Adjourn (11:00)

Next meeting: Saturday, April 25, 2015 9 am