

Keys at Kure Beach Homeowners Association

Minutes

April 25, 2015 9:00 AM

Board members attending: Nancy Brickman, Bruce Yergler, Becky Richardson, John Chadwick, ML Smith

Accountant: Pay Young

Chair of pond maintenance: Ken Richardson

Minutes from 3/14/15 board meeting approved

Email votes since last meeting

- Voted to rescind termite fine for 618 Sloop Pointe Lane (miscommunication with Canady)
- Voted to approve Exterior Architectural Change form for hurricane shutters at 665 Settlers Lane
- Voted to hire Redmond Construction and Renovation to repair pond gazebo
- Voted to approve deck replacement at 621 Settlers Lane with composite materials

Pond

Ken reported on meeting with the Kure Dunes HOA concerning the dredging of the pond. They are discussing paying 1/3 of the costs since their community drains into our pond.

Landscape

John Chadwick

-Update on mulch costs: 2014: \$10,926 2015: \$16,870

Pine straw costs: 2014: \$1125 2015: \$ 975

Many residents have commented on the improved appearance of the grounds.

-Currently there is no sod for sale and we are waiting for the same type of grass to be available, which could be in May.

-John has identified plants that look dead or need to be trimmed from winter damage. He is talking to Sam about when they will be pruned.

-The fence worked temporarily to keep the geese out of the water but the bottom string has been cut in several places. The board will evaluate the effectiveness next year and print signs warning that any person damaging the fence will be prosecuted.

-Trees/brush/dead branches behind units on Settlers Lane needs a hard cut-back because the overgrowth has been encroaching on the back yards. The board is going to check on the property line behind those units and John will speak to Sam. The board will send a letter to all residents affected.

-The area next to 681 Settlers is also an issue because it is owned by the town.

-Sam is responsible for weeds in the lawn and also in the beds. The board discussed a response to a resident concerning the use of Round-Up by the landscaper.

-Sam schedules our major landscaping trimming around all the other businesses he has. John is going to check on Sam's schedule.

Architecture

-Brenda Mitchell inquired about replacing the light fixture over her garage door. As of this date, the board requests that light fixtures be similar to those originally installed and submitted to the Architectural Chair for approval.

-Permission was rescinded for the deck extension at 642 Sloop Pointe Lane because of the objection of the attached neighbor. The new resident sent a letter to the board requesting a ramp to accommodate his disability according to the American Disabilities Act. A letter will be sent requesting a new form with specifications for the deck, dividing wall and ramp.

-Page three of Architectural Change Request form

Governance and Administration

-Rule violations hearing for 817 Kure Village Way to explain that the fines to the resident. If further violations occur, fines can be levied and increased by the board depending on the violation.

-Correspondence since last meeting

-The Architectural Guidelines are referenced in the Rules & Regulations. Every board member needs to be familiar with these guidelines so that they can address questions from residents.

Other

-There have been two hearings on public hearing on parking on NC 421. The commission and town council are involved but are also working on other issues.

-The Vacation Rentals Ordinance is continuing to investigate disclosing rental regulations and taxes to the town.

-After two public hearings on crosswalk at Kure Village Way, the town council voted to move it to the public access and Sealane.

-We have a resident who is interested and would be willing to work on landscaping. Bruce moved and Becky seconded that we appoint Patrick Carter to fill this position when John leaves in in October. Passed unanimously.

Finance (10:45)

Pat

-Liens, Judgments, Foreclosures, Aging summary

-CD Interest

New business

-We need to look at the long term needs of the community and start work on the budget for 2016. ML will talk with Grace and Pat and the board will discuss our projections and bring them to the next meeting. A meeting will be scheduled just for this discussion.

-The Island Men are sponsoring "Flags Across Pleasure Island" project on Memorial Day weekend to show unity and support of our Nation. Ken Richardson and ML Smith would like to sponsor flags at the entrance walls and the guard house. Our board will check with the Village Board and post an announcement on the web site.

Date for next meeting: Saturday, June 13, 2015