

Keys at Kure Beach Homeowners Association

Minutes

June 13, 2015 9:00 AM

Members present: Nancy Brickman, ML Smith, John Chadwick, Bruce Yergler

Absent: Becky Richardson

Accountants: Grace McGee and Pat Young

Residents: Patrick Carter and Janice Hindle

1. Minutes from 3/14/15 board meeting approved

2. Email votes since last meeting: None

3. Landscape:

John

-Trimming tree growth behind Settlers Lane units: Tree line is approximately 10-12' from property line. John is looking at maps and also looking for the stakes that mark the property. Something needs to be done now because the growth is out of hand and if delayed there might have to be a major project to cut back. The board will look at this area again at the next meeting.

-Replacing damaged trees/shrubs: John has a call into Sam for costs to replace the damaged shrubs. Availability is an issue but we can replace now because we have a sprinkler system.

-Sam will be invited to a meeting for feedback and to give us a price for the next contract. The board reviewed some of the trimming issues and John will speak to Sam.

4. Architecture:

- The board discussed the condition of the property of 628 Settlers Lane. A letter will be sent to the owner quoting the exterior maintenance requirements for Keys units. The same letter will be sent to the owner of 633 SPL

-The owner at 620 Settlers Lane requested permission to enclose the porch with a description of the windows and siding. Bruce moved that we approve the request. Seconded by ML. Passed.

-Owners at 833 KVV requested permission to replace the half round window on the second floor and the garage window with one the same as the one in place. . Nancy moved to approve the request. ML seconded. Passed.

-Resident at 622 SPL has again requested a hot tub on his deck. A second letter will be sent quoting the rule that no hot tubs are allowed on decks.

5. Insurance Update

-Bruce is reviewing insurance information and will be going through the files to make sure we have full replacement insurance coverage on each unit as well as wind and hail. Letters will be going out to owners who do not have updated information on file.

6. New business

-The insert for the next billing was reviewed and the website address added.

-ML had some suggestions for our web site concerning the front page and location of agendas and minutes, current issues, reminders of rules, date changes for rubbish and recycling, annual meeting and termite inspections etc. ML and Nancy will meet with Yifenn and outline suggestions to better locate important information for the Keys.

7. Finance

-Financial summary for April and May

Grace and Pat

-Expense and income projection/dues history: The board studied projections to see if dues will cover long term expenses including repainting and reroofing. Dues increases over the next 17 years were discussed.

-Preliminary budget for 2016: The board reviewed the worksheets for preparing the budget for 2016 including historical data. The board discussed adding a line item for landscaping for the cost of mulch and pine straw and the expense of installing better fencing for a geese deterrent.

Next meeting: July 25, 2015 9 AM