

Keys at Kure Beach Homeowners Association

Minutes

July 25, 2015 9:00 AM

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

Accountant: Grace McGee

Residents: Patrick Carter, Frank and Sandy Teti, Deborah Hutchings, Jack Willis, Sally Shafer

1. Email votes since last meeting:

-Approved 6/13/15 minutes

-Approved second air conditioner unit for resident at 653 Settlers Lane

-Approved contract with Fitness Tree Service Inc. for \$1985.00 for tree removal behind Settlers Lane, Sloop Pointe Lane, and Anchor Way

2. Budget prep

ML and John discussed a 5% increase with Sam and he was agreeable. This is \$150/month. Bruce moved the board approve this increase and Becky seconded. Passed.

The Village is reimbursing each accountant \$27 a month more than the Keys, while Grace and Pat estimate their work load is equally split between the two associations. Nancy moved to increase the accountant's salary by \$27/month. Seconded by Becky. Passed.

3. Landscape

John

-Trimming tree growth behind Settlers Lane units/Replacing sod: Fitness Tree Service trimmed the overhang on trees behind Settlers, Anchor Way and Sloop Pointe. The board has been trying to sod for two years and the weather has interfered. The heat this summer also held up replacing 100+ plantings. Sam was able to find four pallets of sod and we are waiting for two more. The sprinklers in those areas have been set to water daily.

Sam began trimming shrubbery this week, which is normally done later.

-Resident concern on Anchor Way: Deborah Hutchings (550 Anchor Way) expressed concern about front lawn being completely covered by crab grass. She also feels her unit is not maintained as well as others and the sprinklers don't work correctly or are missing on the side of the house. Sally Shafer (650 Sloop Pointe) asked about adding sprinkler heads in the landscaped area in front of the houses. John will ask Sam to check these areas. One sprinkler is under the gravel path that was added at 550 and nothing can be done to correct that.

4. Architecture:

Becky

- Legal update on pending architectural requests:

-642 Sloop Pointe Lane deck extension: After meeting with the lawyer, we have been advised to approve the deck extension with the ramp built at the same time. Bruce moved with regret that the request be approved with the legal document written by our lawyer. Seconded by Becky. Approved. The motion was amended to request that the board receives copies of the required permits.

-622 Sloop Pointe Lane hot tub: A hot tub has been requested for the deck to help the sleeping patterns of the disabled resident. Our attorney has advised that the board permit this request. Nancy moved we follow the lawyer's recommendation. Seconded by Becky. Approved.

-The owner at 605 Settlers requested a retractable awning for her deck. Nancy moved the board approve the request. Seconded by ML. Passed.

5. Insurance Update

Bruce

Homeowners and Wind and Hail insurance are required by our covenants. Sixty seven notices were sent to owners without insurance on file. Sixty one owners do not have Wind and Hail updated information. Some homeowners only have liability insurance. Bruce is requesting a copy of the declaration page and will report again at our next meeting on the progress with receiving information.

6. Governance and Administration

-Review of Catlin engineering study proposal for drainage: The board requested information from an engineering company what we would need to do in our community to alleviate drainage problems. John toured the community with a representative from this company. The cost of just the study would be approximately \$11,300.00. Work to alleviate the water problems in the community would be much more as it would be a very complex fix to lower the water table. The board would like to present this information at the annual meeting. John moved we prepare a notice to be included in the mailing for the annual meeting. Becky seconded. Passed.

Following input at the annual meeting, the board may ask for a vote on this issue by mail.

7. New business

Canada Geese: ML contacted a firm in Raleigh that uses dogs to harass the geese until they leave. The owner offered to come to us on a consulting basis. Bruce moved to proceed with contacting this consultant, TriangleGeeseControl.com, to explore our options. Seconded by Becky. Passed.

8. Finance (11:00)

Grace

-Review budget for 2016: Sam's contract will be increased by \$150 month and the accountants' salary will increase to \$335/month. These figures will be included in the 2016 budget which must be approved at the annual meeting.

-Financial summary: Checking details, Profit and Loss and Balance sheet were reviewed.

9. Next meeting: Tuesday, September 8, 2015 9:00 am

