

Keys at Kure Beach Homeowners Association

Agenda

January 23, 2016 9:00 AM

Members present: Becky Richardson, Ken Richardson, Bruce Yergler, ML Smith, Nancy Brickman

Guests: Sally Shafer, Frank Walsh

Accountant: Grace McGee

- 1. Approved 11/14/15 meeting minutes**
- 2. Approved 10/3/15 minutes and Annual Meeting minutes**

3. Votes taken via email since last meeting:

- Accepted Patrick Carter's resignation due to move out of state
- Appointed Ken Richardson to fill vacancy

ML pointed out a contradiction in the Covenants and Bylaws concerning the appointment of a board member to fill a vacancy after the death of a board member. The board will investigate the discrepancy. The board will also check the legality of having two board members from one family.

4. Architecture

ML Smith

- Follow-up on architectural request for hot tub at 622 SPL

No response from owner. Legal documents have been filed.

- Many residents are repairing/replacing front windows because of leaks.
- Request from Mark Bennett on emergency drainage

See landscaping report

5. Pond

Ken Richardson

- Update on town maintenance

The town is going to dredge two areas of the pond in the spring and we may have to do some lawn repair after they work.

-Another pond issue is the refusal of The Dunes to pay a share of pond maintenance even though the pond survey has shown their drainage is into our pond. Our attorney says there is precedence for an easement into our pond and we have historical documents to prove they have liability. Ken feels this should be turned over to the attorneys so the matter is resolved long term.

-Pond fencing is in question because of the effect on turtles and ducks. Fencing could be used to funnel geese into certain parts of the pond or we could use very small openings for ducklings and turtles. Residents could walk dogs around the pond because harassment is the best way to get them to leave. This has to start in February.

6. Landscaping

Ken Richardson

- Update on engineering consultants, consultation with attorney and survey of Keys

The board would like to invite a representative from LMG to attend a board meeting to further explain drainage concerns and possible solutions. A special meeting would be held to get input from residents if we decide to go ahead with the process and hire an engineering firm to analyze the problems.

- Update on tree trimming between 645 and 649 Settlers on trees planted by the owner/tree behind 605 Sloop Pointe

Ken will walk the development when the weather breaks to go over our needs with Sam.

- We are going to ask Sam to post signs when they are spraying to protect pets.
- Holly was used for replacement bushes at 625 Settlers Lane and is in place at many other units as well.
- Report on appearance of temporary drain pipes at 616 Settlers Lane

Sam has inspected the French drain installed in 1995. Sam's estimate to run a solid piece of pipe from the four downspouts to the pond is \$1800. To get additional estimates, the board will contact other companies with equipment to dig the trench for the pipe.

The owner of 616 has a pipe that will be covered by grass in the summer.

-The town is currently measuring and considering replacing all the drainage pipes from the streets to the pond.

-Frank Walsh attended to ask about drainage around his house and water building up between houses. Gutters alleviate some of the problem, but our units were built too close together and standing water is a community concern. He also feels tree branches close to his unit should be removed.

7. Termites

Bruce Yergler

- Update on missed inspections
All inspections complete.

8. Insurance

Bruce Yergler

- Update
- According to Bruce's files we still have 32 owners still without proof of insurance. Letters will go out to all owners outlining requirements and asking owners to contact adjoining neighbors to inquire about coverage.

9. Rules and Regulations

-Review of clause in Rules and Regulations that addresses fines
This rule was amended at the last meeting and is still being examined.

- Update on golf cart at 813 KVV

Letter will be sent to owner re: abandoned vehicle covered on driveway

- Update of rules revision request for hot tubs

Only grills and appropriate furniture are approved for decks. Becky read the attached letter to the owner present who is requesting a hot tub. She responded that she had 10 positive responses from her email asking residents if they would like the rule changed to allow hot tubs on porches. She objects to installation on the porch because a leak could possibly drain under her house. She plans to get 10 owners' signatures on a petition to call a special meeting and vote on the rule.

10. Other

Ken is going to post a thank you on the web site for the contributions to the Christmas fund for Kure Beach first responders and Public Works employees. Keys and Village residents contributed around \$900 last year.

11. Financial (10:00)

Grace McGee

-Liens, Judgments, Foreclosures, Aging summary

-Ken requested we look again at sending bills online. The Village is starting the process and is currently updating the email addresses. Ken moved to adopt the Village's methodology and procedure to develop a current list of email addresses and bill Keys residents by email. Seconded by Bruce. Passed.

-Grace is going to send updated directory information to Yifenn for the Keys website.

12. Date for next meeting

Saturday, February 27, 2016, 10 am