

# Keys at Kure Beach Homeowners Association

## Minutes

May 31, 2016 4:00 PM

**Present:** Becky Richardson, Ken Richardson, ML Smith, Bruce Yergler, Micki Hobson, Nancy Brickman

**Accountants:** Pat Young, Grace McGee

### 1. Votes taken by email since last meeting:

- 5/8/16 The board approved windows for a porch enclosure for 657 Sloop Pointe Lane.  
5/21/16 The board approved an exterior change form for 570 Anchor Way to add two windows to the second floor side of the townhouse.  
5/4/16 The board approved an exterior change form for 668 Settlers Lane to replace a second window.  
4/26/16 ML Smith moved that pine straw be used behind 653, 661, 665, and 669 Settlers Lane in cleared areas bordering the rear of the property. Seconded by Bruce. Passed.

2. Approved 4/27/16 HOA Board meeting minutes.

Approved 4/30/16 Special Meeting minutes.

### 3. Architecture

ML Smith

-Porch and deck floor and railing maintenance and damage repair is the responsibility of the owner. This will be added to page six of the board's Architecture Manual and also revise the Owner's Manual that is on our web site.

### 4. Insurance

Bruce Yergler/Pat Young

-Pat has volunteered to contact the people who are delinquent. It appears most are in compliance but haven't answered our requests for copies of policies. Currently, there are four owners with no updated proof of insurance on file and one new owner who may not know this is required.

-Pat is going to add a reminder on the quarterly bills for owners with no coverage and with the date the insurance will expire for owners with expiring coverage on file. Bruce and Pat are reviewing our current records and will send a registered letter to owners who have not provided current proof of coverage and CCB will give us a quote on what it would cost to purchase coverage for these owners.

-Becky moved that parking passes will be withheld from Keys owners who have not provided up-to-date proof of insurance. Seconded by ML. Passed.

### 5. Landscaping

Micki Hobson

-Micki reported that owners are happy with the recent mulch application.

-Downspout extension installations were well received except for some owners along south side of Sloop Pointe Lane who are not satisfied that they sit on top of the mulch. The extensions were not buried on the advice of resident Joe Burke, who is very knowledgeable in this field. One owner who complained, Brenda Mitchell, has installed an elbow shaped end piece with valve at the top and will report on how well it works. The Lingos have a downspout clogged with leaves since the new extension has been installed.

-Sprinklers for both sides of Settlers Lane were turned on Friday, May 27. All clocks and sprinkler heads were also checked at this time. There is a major leak to repair at 841 SPL and a new clock to be installed at 673 SL.

-All rain sensors except one are not working. Micki is reviewing the water bills, clocks and zones. The sensors are \$70 each (@ \$2000 for community) and she will be helping us evaluate whether we are saving enough money to warrant buying new sensors.

-Micki also charted dead spots of grass and is looking at where we could add sprinkler extensions to provide water to insure the grass grows before investing in any further sod replacement.

-In order to get rid of moles, gas is now effective and legal. Grubs must also be treated. The board discussed protecting pets by posting signs in the affected areas warning that a mole treatment is being done. Emails will also be sent to residents.

-Micki showed us a landscaping design plan for the entrance walls and she will request price quote for plants and labor from Sam's Landscaping.

-Sam is going to trim the bottom branches on the tree behind 605 SPL. The Lingos have two live oaks that are branching over their deck and want them removed because of falling leaves and debris. Micki will check town rules and regs regarding permits for removing live oak trees.

-Micki moved that Brenda Mitchell be allowed to replace the small palm in front of her home if she buys the replacement palm tree. Seconded by Bruce. Passed.

-Micki suggested that she write a note to go in the next dues mailing to remind owners that there is a landscaping request form on the Keys website.

## **6. Pond**

Ken Richardson

-Dunes has responded that the Dunes board will discuss reimbursement and a long term agreement with us for pond maintenance.

-Ken has reinforced the fence and one family of geese remains in residence. Ken thanked Bruce Yergler, ML Smith, John Chadwick, Randy Kerr, Johnny Lingo and Michael Fay for helping with this project.

## **7. Financial**

-Liens, Judgments, Foreclosures, Aging summary

Grace McGee

## **8. Other**

-Review of board position descriptions tabled until next meeting.

## **9. Date for next meeting: July 30, 2016 10 AM**