

Keys at Kure Beach Homeowners Association

Minutes

July 30, 2016 10:00 AM

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

Committee Chair: Ken Richardson

Accountants: Grace McGee, Pat Young

Absent: Micki Hobson

1. Architecture

ML Smith

-The owner of 822 SPL submitted request to enclose their screened porch.

-The owner of 624 SL requested installation of an awning that meets architectural requirements.

-The owner of 837 SPL submitted a request to enclose their screened porch.

All approved.

-The wording will be changed under architectural guidelines in the Owner's Manual in order to clearly state responsibilities for decks and front porches.

- Owners need to submit an architectural change request form for handicapped access on front steps of townhomes with a description of the railing to be added. The owner has to be willing to remove this railing at the time of sale of his/her home if a new owner requests it.

2. Insurance

Bruce Yergler

Pat Young has been working on coverage for owners and currently only one owner is missing proof of coverage. Starting in January 2017, owners will be notified on their quarterly bills of the need to update their insurance documents.

3. Landscaping

*Report from Micki Hobson attached

-Front Entrance Sign planting (all but 5 plants) was completed on 7/13 at a cost of \$571 to be shared 50% with KBV. Thank you to Pat Long and Linda Newton who have insured that additional water needed was provided every day.

-There are a few trees that cannot be trimmed by Sam's. Board members discussed using Fitness Tree Service (as we have in the past) because they have a professional arborist on staff versus asking Sam's Landscaping to evaluate again how much trimming they are able to do.

-Requests for landscaping services not regularly scheduled by Sam's should go through Micky Hobson, Landscaping Chair.

-Micki will be discussing Sam's Landscaping 2017 contract with them in next two weeks.

-There are two or three medium sized trees and one large one in the direct path where the new pond drainage pipe is to be installed by the Town of KB in the next two to three weeks. Micki has spoken with the town rep and they will replant the smaller ones (with no guarantee that they will survive) and try to work around the large one. Bruce will inform his neighbors and request that they do additional watering as needed once the work is done.

Bruce moved that the large tree behind 605 SPL be removed when this drainage work is done. Seconded by ML. Passed.

- A study of water bills does not seem to reflect a noteworthy change in usage that can be related to presence or the lack of rain sensors. However, there do seem to be several 'lines' that are higher than they should be and may indicate a leak of some sort. Micki will be providing these to Sam in the next week so that they can begin to check them.

-Since many issues have needed attention immediately, the Long Range Plan timing has fallen behind, but plant replacement will begin with those which were promised last year and/or recently died and look bad on street side.

4. Pond

Ken Richardson

-We are still addressing the issue of drainage from the fourplex at the corner of SPL and Settlers. Ken is working on getting estimates for installing a drainage pipe to pond.

-Ken spoke to NC Wildlife commission about flocks of geese still coming in and their recommendation is to keep fence up for another month. The board recommended leaving the fence up as natural landscaping grows around it, camouflages it and provides an additional barrier to the pond.

-Town of KB still has us on the schedule for dredging the pond outlets but it will be done after the storm water drainage pipes have been repaired in the Keys.

5. Rules and Regulations

-The board would like to deal with sale and lease signs in CA or LCA (per Covenants Article 9.6) on an individual basis.

6. Financial

Grace McGee

-Liens, Judgments, Foreclosures, Aging summary
The board looked at a preliminary budget for 2017.

7. Other

-Review descriptions of board positions: Oversight of the annual Termite Inspection should be listed as a separate responsibility.

-Preparation for annual meeting: There will be two openings on the board for the election in October as ML Smith and Bruce Yergler complete their three years terms.

-Bruce will contact Debbie Croom to set up the date and procedure for the termite inspection and will work directly with the supervisor who comes to the Keys to conduct the inspection. Bruce is going to request that the inspection be Sept. 30 so that more people will be here to open their garages when they come to attend the annual meeting.

8 . Next meeting: Saturday, August 27 at 10 am

***Attachment**

KEYS LANDSCAPE COMM REPORT - 7/30/16 Micki Hobson

1. Front Entrance Sign plantings – 7/13 – completed all but 5 plants /

Expense: \$571 / to be shared 50% with KBV

Thank you to Pat Long and Linda Newton who have insured that additional water needed was provided every day.

2. Tree Trimming – a few trees cannot be trimmed by Sam's / I was originally going to bid with several other vendors, but was advised that we should use Fitness Tree Service (as we have in the past) because they have a professional arborist on staff.

I will be coordinating request for their assessment with PT unit owner.

3. Sam's Landscaping 2017 Contract – I'll be discussing this with them in next two weeks. **Please let me know of any changes you wish made in the general landscaping procedures/timing/ etc.**

4. Plants growing on geese fence surrounding pond – Ken requested that these plants **not** be mowed down after the fence is removed this weekend. I have advised Sam.

5. Trees in line with new pond drainage pipe to be installed by Town of KB in the next two to three weeks between 605 and 609 Sloop Pointe Lane

There are two or three medium sized trees and one large one in the direct path where the pipe is to be placed. I have spoken with Town rep and they will replant the smaller ones (with no guarantee that they will survive) and try to work around the large one. I have asked Bruce to inform his neighbors and request that they do additional watering as needed once the work is done.

6. Rain Sensors – Study of water bills does not seem to reflect a noteworthy change in usage that can be related to presence or the lack of rain sensors. However, there do seem to be several 'lines' that are higher than they should be and may indicate a leak of some sort. I will be providing these to Sam in the next week so that they can begin to check them.

7. Landscape Change Request Form – I didn't include in June mailing – I'm not sure whether I will do it in the future.

8. Long Range Plan – I am behind on getting this plan underway; sorry!

. plant replacement – I will begin with those which were promised last year and/or recently died and look bad on street side.