

# Keys at Kure Beach Homeowners Association

## Minutes

**August 27, 2016 10:00 AM**

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

Accountants: Pat Young, Grace McGee

Resident: Gary Glossop

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

-8/6/16 - Board approved the addition of a center rail to the front steps for handicapped access at 662 Sloop Pointe Lane.

-8/5/16 - Board voted that the landscaping chairperson get board approval for irrigation expenses over \$500.

### **2. Approved 7/30/16 minutes.**

Moved by ML and seconded by Becky. Passed.

### **3. Pond**

Ken Richardson

-Our lawyer is still negotiating with the Dunes HOA about payment for the easement that is draining into our pond. The dollar amount is still to be determined.

-Ken is still getting estimates for the drainage work for the four units at Sloop Pointe Lane and Settlers Lane. We have three options suggested by an irrigation specialist and are continuing to explore that with experienced contractors.

### **4. Architecture**

ML Smith

-No new requests for window replacements have been submitted, although residents are having windows replaced. The board suggested adding a page to the next billing and putting a reminder on the web site so that residents know they must submit the Architectural Change Request form.

### **5. Insurance**

Bruce Yergler

-Pat has continued contacting owners and now there is only one owner who has not submitted proof of insurance.

### **6. Landscaping**

Micki Hobson

-Sam's is currently trimming before the Labor Day holiday.

-Micki will be plotting all dying plants for short/long term replacements. She will work in stages for landscaping replacement. Board members commented on how well the lawns are manicured and cared for right now.

### **7. Rules and Regulations**

-There is a commercial vehicle parked in front of 658 Sloop Pointe Lane. A board member will speak to the owner and see if an arrangement can be worked out for the truck, trailer and equipment. The Rules and Regulations state that commercial trucks may not be parked in driveways, however we have no jurisdiction over street parking.

## **8. Financial**

Pat Young, Grace McGee

-Dues will not increase for the coming fiscal year. The board reviewed each line item in the 2017 budget and discussed presenting financial projections at the annual meeting October 1.

-Liens, Judgments, Foreclosures and Aging summary was reviewed by Grace.

## **9. Other**

-Gary Glossop has agreed to run for an open board position. The board would like to have a second candidate who is a full time resident in the Keys and we prefer to have five board members.

-The termite inspection will be on September 30. Bruce has divided the community into nine sections and is working directly with the supervisor to set up the procedure. He will need volunteers on Friday morning at 8 am at the Settlers Lane pool.

-Each board member will give a brief report on their area of responsibility at the annual meeting. There will be a short board meeting afterward to elect officers.

**Our next meeting is the Keys Annual Meeting on Saturday, October 1 at 10 AM.**