

# Keys at Kure Beach Homeowners Association

## Minutes

**November 5, 2016 10:00 AM**

Board members present: Micki Hobson, Linda Newton, Gary Glossop, Becky Richardson, Nancy Brickman  
Accountants: Grace McGee, Pat Young  
Pond representative: Ken Richardson

1. Micki moved to approve the minutes for the Annual Meeting. Gary seconded. Passed.

### 2. Pond

Ken Richardson

Ken has investigated three possible solutions for the drainage problems at the fourplex on the corner of SPL and SL:

1. Run each of the four downspouts to the pond.
2. Connect all downspouts to the existing French drain and run one pipe to the pond.
3. Link all the downspouts together and run the drainage to the existing swale, which would drain to the pond.

Jack Buchanan, an irrigation specialist, recommends we tie all the drains together and run a pipe to the swale next to the fourplex (#3). The swale will be graded to drain to pond. This solution does not cross any utility lines.

There is still a concern over the drainage problems behind homes on Sloop Pointe and new homes built in the Village. Several residents have expressed concern to Kure Beach officials about the building permits issued for those houses.

### 3. Architecture

Linda Newton

The board reviewed three new requests:

813 SPL is replacing palladium window because current window is leaking.  
636 and 640 Settlers Lane are replacing six windows, repairing/replacing siding.  
645 Settlers Lane requested window replacement.

Passed.

There is still a concern with the deck extension at 822 SPL. Linda is going to speak with the owners about the construction detailed on the request form and the appearance of the completed work.

Micki requested that we review the architectural change request form to make sure we are not liable for any problems with work done. The board approves the work/materials, not the contractor. The approval process is to insure uniformity in appearance of units.

### 4. Termite Inspection

Gary Glossop

The certificates are in the office and will be mailed to owners. Gary spoke with Canady about requests for inspections on alternate dates. The inspections are free even though it costs Canady approximately \$75 to send a technician down to inspect. We may have had more requests this year because the board changed the date to correlate with the date of the annual meeting instead of the traditional first Friday in October. The

board will address the inspections next year to make sure owners contact board members to arrange for access instead of scheduling a different inspection date with Canady. In 2017, reminders will go out much earlier to make sure owners plan to have their garages open. Another possibility would be to set an alternative date for inspections and owners can schedule one of the two designated dates or be fined.

Other HOA's on the island who contract with Canady either charge \$150 for a schedule change or charge \$100 a day for every day after the regular inspection date until the inspection is done.

## **5. Landscaping**

Micki Hobson

Micki reviewed the annual contract which she has retyped to correct errors. The board reviewed and approved the new copy. She is also going to create a one page calendar to highlight monthly landscaping tasks.

She also suggested we consider giving the landscaping workers a holiday gift in appreciation of their hard work. Micki is going to check on the number of workers in the crew before the board makes a final decision.

Linda Newton is working with Micki on long term plans.

## **6. Rules and Regulations**

The garbage can is still in front of 845 SPL. A letter concerning a hearing/ fine will be sent out 30 days from 10/18 if it is not corrected.

Linda mentioned periodic emails highlighting specific rules so residents are more aware of these. We will include a sheet in the next quarterly dues (January). Micki and Linda will prepare a Keys update for that mailing.

There is still a concern about 822 SPL. The board is reviewing the architectural change request form on file.

## **7. Other**

A notice will go on the website to urge caution to residents with small pets as there have been several coyote sightings in the community.

The board is rechecking the laws concerning open flames on wooden decks.

## **8. Insurance**

Pat Young

The one owner who had not submitted proof of coverage is sending the documents.

## **9. Financial**

Grace McGee and Pat Young

-Liens, Judgment, Aging summary

New signature cards were completed for new board.

## **11. Next meeting: Saturday, December 3, 2016, 10:00 am**

