

Keys at Kure Beach Homeowners Association

Agenda

February 11, 2017 10:00 AM

Board members present: Becky Richardson, Micki Hobson, Linda Newton, Gary Glossop, Nancy Brickman
Pond Chairman: Ken Richardson
KB Village HOA President: Mike Smith
Accountants: Grace McGee, Pat Young

1. Micki moved to approve the 12/3/16 minutes. Linda seconded. Passed.

2. Pond/Drainage

Ken Richardson

The proposed agreement is very narrow and excludes the main concern – sediment removal. Also, there is no recognition that the town is now removing the sediment and doing maintenance, but we have no guarantees this will continue. The proposal from Kure Dunes (attached) was a final offer to pay \$200 a year. No negotiations. Since the Deed of Trust says the two communities will work out an agreement for maintenance of the pond, we have three options:

- A lawsuit
- Binding arbitration
- Litigation

The proposed agreement needs to be changed so that the KB Village is included as they pay 40% of the costs for the pond. The board can also ask for modifications that clearly spell out the Dunes responsibility if the town withdraws maintenance in the future. Dredging the outlet from the Dunes costs approximately \$10,000. The town has currently agreed to take care of this work.

Board members are rereading the legal documents and submitting questions to the lawyer.

We currently have three sinkholes in our community.

Another concern is the water accumulation by 833 Sloop Pointe Lane and also bordering Sea Watch. There are restrictions on storm water drainage running into another lot. A natural flow of water does not prevent someone from building and when someone adds soil to build up a lot, the flow of water is blocked. Building a swale (at the right slope) is a possible solution. The swale behind the fourplex at SL /SPL has not been taken care of because we are still looking for a contractor who will do the work.

The vegetation around the pond will be left to grow for possibly two more years. A wire woven in the fence will keep the geese from stepping on the fence.

3. Architecture

Linda Newton

The owner at 829 Kure Village Way submitted a request to replace an upstairs bedroom window and also possible siding replacement. The board approved the request but would like a picture of the window that has been ordered before it is installed. A continuing concern is the width of the framing around the windows and

the fact that some residents have changed the width without considering the difference in appearance on other units.

The resident at 813 Sloop Pointe Lane submitted a request to replace his deck and posts if necessary. Approved.

There is a hole in the siding at 609 Sloop Pointe Lane. Linda is going to photograph the damage and the board will contact the owner.

Micki and Linda are going to update the architectural manuals that the board members use for reference. An inspection for a pending sale brought up some questions about the responsibility for front steps, porches and decks.

4. Termite Inspection

Gary Glossop

Canady came out Feb. 9 to do follow-up inspections. Gary is planning on sending out a letter next year to explain why the technicians go under the homes and into the garages each year for the inspection.

Gary is following through with the reported leak under 817 Kure Village Way.

5. Landscaping

Micki Hobson

Mulching will be last week in February and the irrigation inspection will follow. Owners will be billed for broken sprinkler heads.

There is a pine tree leaning at an angle in the lot next to the corner of KVW/SPL. Gary also has a dead branch hanging from a tree in his back yard.

6. Rules and Regulations

The dog stake in the back yard at 845 SPL is still a concern. A New Hanover County ordinance prohibits dog stakes in yards. The board will first check on the owner/resident on record of this unit and notify the owner of the violation.

The board voted to add the following words to the Keys Rules and Regulations:

1C. Figurines, yard ornaments, name and house number signs, seasonal flags, political campaign posters, artificial plants, **animal stakes**, dog runs and similar items as deemed inappropriate by the Board of Managers are not permitted.

This information will be added to our newsletter and a letter will go to the owner.

A letter will be sent to the owner and the renters at 653 Sloop Pointe Lane. It was reported to the board that the renters are letting their dog run loose and not picking up after the dog.

7. Insurance

Pat Young

The records are up to date and Pat is starting to follow up on January insurance renewals.

8. Financial

11:15

Liens, Judgments, Foreclosures, Aging summary

Grace McGee/Pat Young

The Board reviewed the year end statement as well as the December statements.

Pat and Grace suggested a Keys logo to use on correspondence and shared some ideas with the board.

9. Next meeting: March 18, 2017 10 am