

Keys at Kure Beach Homeowners Association

Minutes

March 18, 2017 10:00 AM

Board members present: Micki Hobson, Linda Newton, Gary Glossop, Nancy Brickman, Becky Richardson

Accountants: Grace McGee, Pat Young

Pond: Ken Richardson

1. Becky moved we approve the 2/11/17 minutes. Seconded by Micki. Approved.

2. Pond/Drainage

Ken Richardson

Ken needs direction from the board on the next step to take. Through our lawyer, the Board is going to inform the Dunes that we have their proposal and are considering our options. We feel that based on the wording in the easement, the agreement needs to be changed to say the Dunes needs to work with us to come up with a maintenance agreement. The wording of the \$1,000 payment is also incorrect. The Board is also asking that the exclusion of sediment removal be excluded from the contract.

More maintenance is needed on the geese fence. Posts will be added and wire to reinforce the fencing.

3. Architecture

Linda Newton

The owners at 809 Sloop Pointe Lane submitted a request to extend their deck. They did not use the existing form that requires the signature of the adjoining neighbor and Linda will ask them to add that.

The owner at 642 Sloop Pointe submitted a form for a deck extension with privacy fence at the end next to adjoining neighbor. That neighbor (646) has signed the form. Linda is comparing the previous requests and will get back to the board. There are questions about the privacy wall and the location of the HVAC unit.

4. Termite Inspection

Gary Glossop

There is a watch on 817 KVW for the leak noted during the inspection under the powder room. The board will check the report again in October, 2017.

5. Landscaping

Micki Hobson

The option of mulching every other year was discussed. Micki noted that last spring the mulch behind the majority of the units on the woodside was extremely thin to non-existent and would likely not ever last for two years. The pond side units might fare better, but the savings would not be worth the omission. Decision was made to evaluate again next year.

Our lawn service is spraying with Altrazine and Sam's Landscaping stated it is safe for pets. Some information recommends that pet owners wait until the spray dries before pets are exposed. If it is raining during or after spraying there is some question. Email could be used to alert residents. Spraying is once a year. Micki will put this information in the next newsletter.

It appears there is a leak in the water pipe at our entrance. Micki is contacting a plumber to check this.

One of the three trees by the gazebo was removed. Micki is watching the smaller trees to make sure they are alive.

6. Rules and Regulations

The owner of 845 Sloop Pointe Lane failed to appear for a hearing scheduled hearing at 9:30 am, so according to the Keys Rules and Regulations, a fine will be issued in five days and continue until the dog stake violation has been corrected.

A letter will be sent to the owner to remove the trash cans on driveway at 562 Anchor Way.

There are residents and realtors in the Keys who have expressed opinions to Board members that the signs at 645 Settlers Lane are offensive and affecting our property values.

The renters at 653 SPL were contacted to pick up after their dog and walk the dog on a leash. It appears they are complying with the ordinance.

Linda will ask the owner at 813 KVW to remove the decoration from the front of the unit.

7. Insurance

Pat Young

Pat is following up with three or four owners who have not submitted proof of insurance.

8. Financial

Grace McGee/Pat Young

Liens, Judgments, Foreclosures, Aging summary

The Board reviewed the February financial statements and balance sheet.

9. Other

Gary is contacting Jack Buchanan (910-443-6317) to correct the drainage concern behind the fourplex at SPL/SL.

Board terms are ending for Becky Richardson, Nancy Brickman and Micki Hobson so we need to look for volunteers in the community. Nancy is finishing her second term so she cannot run again.

The board is still sharing ideas for the Keys logo and will work on this before the next meeting.

10. Next meeting: Thursday, April 27, 10 AM

