

# Keys at Kure Beach Homeowners Association

## Minutes

**May 24, 2017 10:00 AM**

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

**HOA Accountants present:** Grace McGee, Pat Young

**Approved by email since last board meeting:**

4/28/17 Approved window replacement for 520 Anchor Way

**1. Approved 4/27/17 minutes.** Moved by Becky. Seconded by Gary.

**2. Financial**

Grace McGee/Pat Young

Review of April check details, Profit & Loss Statement and Balance Sheet

**3. Insurance**

Pat Young

Several April renewals have not been turned in to the office. Pat is following up with those owners.

**4. Pond/Drainage**

The board is waiting to hear from our attorney concerning the contract with the Dunes.

Gary is still trying to contact Jack Buchanan concerning drainage at the fourplex.

**5. Architecture**

Linda Newton

The owner of 570 Anchor submitted a request for new windows and installation of hurricane shutters. Linda is checking on the type of shutters. Approval moved by Micki. Seconded by Nancy. Passed.

A letter will be sent to the owner of 817 Kure Village Way to repair the porch railings.

**6. Landscaping**

Micki Hobson

Three dead palm trees were removed at a cost of \$390. Two trees were on the same property and will be replaced with one tree and several small bushes.

## **7. Rules and Regulations**

The board plans to go to our attorney, Charles Meier, to discuss the following questions:

1. The NC definition of "hate" signs
2. What, if any, limitations can an HOA place on general political issue and "hate" signs not related to a specific campaign period that are placed on the exterior of the owners unit/personal property.
3. Would question #2 above apply to the front porch railings which are technically owned by the HOA, but are required to be maintained and repaired by owners.
4. If a regulation is set for such signage, what is the appropriate fine - or range of fines from which we can choose -- for the violation

The board also discussed whether an individual could file a complaint concerning offensive signs with the ACLU.

The residents at 845 SPL have ignored continued communications from the board to remove the bikes from their driveway and plants from their front steps. The board will schedule a hearing concerning these violations.

When a fine has been determined, the board will notify the HOA accountants and they will bill the owner.

## **8. Other**

### **Newsletter items for next quarterly statement:**

- Explanation for not putting items on townhouse steps
- Friday, October 6 will be the termite inspection and Annual Meeting Saturday, October 7
- New board members

## **9. Date for next meeting: Thursday, June 15 at 4:30 PM**