

Keys at Kure Beach Homeowners Association

Minutes

July 22, 2017 10:00 AM

Members present: Nancy Brickman, Linda Newton, Micki Hobson, Becky Robinson

Accountants: Grace McGee, Pat Young

Pond Chair: Ken Richardson

Approved by email since last board meeting:

7/11/17 Board approved revising Rules & Regulations 3-A for posting on our web site and sending out in an email blast:

In order to clarify the intent of the new rule for Unit Decorations 3-A, the board has revised the wording as follows:

Front and side exterior walls and front porch railings: no decorations of any type permitted;

Front porch walls: ornamental plaques (no size limits) and one sign (maximum size 10 by 12 inches) are permitted;

Front Door: wreathes and ornamental plaques only.

No signs may be placed on or in any window, except security system signs.

NOTE: The intent of the rule is to make a distinction between decorative plaques and signs.

1. Approval 6/15/17 minutes. Moved by Becky. Second by Micki. Passed.

2. Financial

Grace McGee/Pat Young

Review of June check details, Profit & Loss Statement and Balance Sheet, pending lien notification letter

3. Insurance

Pat Young

There are no current delinquencies.

4. Pond/Drainage

Ken Richardson/Gary Glossop

The board discussed the fence, vegetation around the pond and long range plans for a barrier to keep the Canada geese out. Grasses on the land side of the fence and water plants could prevent geese and goslings from reaching the banks of the pond. Ken recommended we call NC Wildlife to discuss how long the fence should stay in place.

The contract with the Dunes is still pending and the board discussed our options. The board will send a letter to Mike Davenport, president of the Dunes Board of Directors, to inform him that we are still

considering their proposal for sharing expenses. Becky will review our plans with Mike Smith, president of the Village HOA. After the November election, letters will be sent to the Kure Beach Town Council, Mayor and Public Works to determine if the town will be take care of the sink holes along the pipe draining from the Dunes pond to the Keys pond.

5. Architecture

Linda Newton

Owners at 609 and 629 Sloop Pointe Lane have submitted forms for new windows. Approved.

The board is going to survey decks and send out a letter outlining the owner responsibilities for flooring, rails, spindles and steps. Using email and letters, the board is going to contact owners who need to have work done immediately on deteriorating decks.

6. Landscaping

Micki Hobson

Micki requested permission to hire Caron Sanders, landscape designer, Horticulture AS Degree. She is a friend and her fee is only \$35/ hr. We expect to use 4 hours max. Nancy moved to approve. Becky seconded. Passed.

Pilot project for plant replacement in Front Bed adjacent to unit foundation.

GOAL: to determine expense of plant removal and replacement with a combination of bushes that will be attractive and require a minimum of on-going maintenance.

Project Units are two duplex building., a total of four units at 636 and 640 Settlers Lane and 637 and 641 Settlers Lane. These units were chosen because they are on the top of the Phase 1 list of units needing ALL of the bushes in the front bed removed and would be best for determining removal expense since they were the most dense and large of those that are on the list.

The rough cost estimate per unit is \$250 to \$300. As soon we have determined the replacement plants for this pilot, Micki will be able to give a more accurate proposal. We can also assume that purchasing in bulk will also reduce the prices.

Micki will update at the next meeting.

Sago Palms: These are poisonous to pets.

Nancy and Micki did a survey to determine location of all those located on Keys grounds. There are a total of 7. Most of them will not have to be replaced, with the possible exception of 664 Settlers' front kidney bed.

The owner at the corner of SPL and Anchor Way has complained about the ornamental grasses planted in the CA near her house. Replacement will be in the future.

7. Rules and Regulations

Several residents have had cars parked on the grass next to their units. This kills the grass and also destroys the sprinkler heads. Letters will be sent to 558 Anchor Way and 673 Settlers Lane.

There is still a list of rule violations in the front LCA's and CA's. Violators are being notified.

8. Other

The board is looking for candidates for three positions that will be open as Nancy Brickman, Micki Hobson and Becky Richardson are finishing their terms. Voting for new board members will be at the annual meeting in October.

9. Next meeting: Wednesday, August 23, 2017, 10 AM