

# Keys at Kure Beach Homeowners Association

**Minutes                      September 28, 2018                      9:00 AM**

**Board members in attendance:** Nancy Brickman, Linda Newton, Cathy Pilat, Steve Turner

**Paint Committee:** Ed Wilkinson

**Accountant:** Pat Young

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

**-8/28/18 Sam's Landscaping 2019 monthly maintenance contract increase from \$37,800 (previous two years) to \$39,000. Approved unanimously.**

**-8/28/18 Special project fee for maintenance of owner's Insurance Policy records: add \$187.50 to 2018 administrative budget to cover three months (beginning Oct. 1) for service by Pat Young.**

**Note: New administrative assistant will begin Oct. 1. Approved unanimously.**

**-9/27/18 The board approved a recommendation by our attorney, Charles Maier, to hire a private server to deliver a court summons to owner at 845 SPL. Approved unanimously.**

**Becky Richardson called the meeting to order at 9:07.**

**1. Approval of 8/24/17 minutes-pending distribution**

**2. Insurance**

**Pat Young**

One owner does not have required insurance coverage. A lien will be applied after October 6 if proof of insurance is not provided.

**4. Painting**

**Ed Wilkinson**

-The board approved Kerwick bid (\$932) to repair, paint and clean letters on two entrance walls.

Nancy moved to accept bid. Cathy seconded. Unanimously approved.

-All owners with repairs to be completed are in compliance or have a contractor and scheduled date by which they will be completed.

**RE-PAINTING SCHEDULE**

-The start date for the project will be between Oct. 9 and 15

-The power washing, caulking and painting will begin at 801 Kure Village Way and proceed west along KVV to Settlers Lane and up Settlers to Sloop Pointe....subsequently east down and around Sloop Pointe.

-The major landscaping trim has been done for the first half of the path from Kure Village Way thru Settlers Lane.

**5. Pond**

**Steve Turner**

-The chemistry of the pond is healthy at this point in time according to Pond Retention Services, who test once a month. Steve plans on posting the numbers on our website.

-Pond scum is gone for now. Send an email to Steve if you have a concern.

-Steve suggested we take a survey to determine if owners want a fence around the pond.

-The landscapers will trim around the pond when it is dry enough. The retaining wall replacement behind 829 Kure Village Way is pending.

- The board and volunteers will do a walk through as soon as possible.
- The fountain will be turned back on.

## 6. Architecture

Linda Newton

Requests for Architectural Change Forms submitted:

-648 Settlers Lane- Conrad Swann

Request is to replace windows in master bedroom and great room due to leaking. Top to Bottom is the contractor.

Approved

-616 Settlers Lane -Mark and Tonette Bennett

Request is to add upstairs windows for a new loft area. Windows will match the great room windows and be aligned with them. (A photo is attached to his form.)

Jackson Building and Renovation is the contractor.

Approved

-829 SPL Brenda Mitchell

Request is to replacing all back windows because of leaking and sheet rock storm damage.

Top to Bottom is the contractor.

Approved

-Signatures were added on a new form Jim Cain completed for approval of his garage window at our last meeting.

## 7. Landscaping/Drainage

Cathy Pilat

-Ed pointed out that the trees along the Federal Point line behind units on Settlers Lane are badly damaged and need attention. Ed reported a dangerous tree leaning to the Fire Department and the board needs to determine who is responsible for removal.

-We need to add shutting off irrigation to Sam's contract. This needs to be done before any tropical storm or hurricane. Also, several people in the community need to have keys to irrigation boxes.

-Steve suggested a walk-through the community after the storm to make a list of damages.

-Cathy will announce at the annual meeting that the Bradford pears (approximately 20) are scheduled to be taken down when it is safe to plant again. There will be a variety of replacement trees.

-Sam is not allowed to fix irrigation backflow issues. According to NC law, a licensed plumber must do the job.

-Cathy confirmed that the board wants the leaning pine tree, close to 661 SPL, to be removed.

## 8. Rules and Regulations

-Our attorney, Charles Maier, communicated to us that we need to hire a private server to get papers to 845 SPL for a court appearance. He has subpoenaed Air B & B for all records concerning the rental history at this address.

-In light of recent events, the board would like to remind all owners that individual rooms of the units may not be rented for any period of time.

## 9. Other

Ed Wilkinson asked again about installing a Generac generator (always in standby mode and comes on automatically when power goes out). It would be hidden in landscaping, elevated, and approximately

24"X64" installed on the side of the house. Ed will continue research and submit an architectural request form to be considered at the next meeting. The board feels with the weather at the beach we need to consider this measure for our community.

**Update on termite inspection**

-Bruce would like volunteers to accompany technicians on 10/5. Follow-up is important so that any owners who do not have their garages open and have not made an appointment for Canady to inspect on another date will be fined \$150.

Volunteers: Ken Richardson, ML Smith, Nancy Brickman

**Preparation for Annual Meeting**

Nancy will prepare agenda for reports at the Annual Meeting.

Meeting adjourned at 11:45 AM.

**10. Set date for next meeting: Friday, November 9, 2018, 10 AM**