

Keys at Kure Beach Homeowners Association

Annual Meeting

Saturday, October 6, 2018 10:00 AM

Board members present: Nancy Brickman, Linda Newton, Cathy Pilat, Becky Richardson, Steve Turner

Paint Committee: Micki Hobson, Ed Wilkinson

Becky Richardson called the meeting to order at 10 A.M.

Welcome/Proof of mailing/Minutes from 9/28/2018 meeting were approved.

Architecture

Linda Newton

Linda reminded everyone that new windows have to be approved. There have been many replacements this year. If the board approves an Architectural Change Form, it is good for 24 months and work must be done in that time frame.

The board will be doing a walk around soon. According to our Rules & Regulations, there are restrictions on decorations on the building and on the lawn. All property outside the footprint of your unit is common area. Next to your unit is limited common area.

Linda has one more year to go before she finished her term on the board. She would like someone to work with her next year so that she has a replacement and that person understands the position.

Landscape

Cathy Pilat

Cathy reminded residents that supervising landscaping and irrigation is a daunting task! Sloop Pointe Lane has been relandscaped and most plants survived. We lost palm trees and will be taking down the Bradford pears. The dying trees will be replaced in March. Ed suggested trees with larger leaves because of clogging during the storms. If you have any landscaping requests, please contact Cathy with requests. There was discussion about lots that back up to the woods on some streets and federal land on Settlers Lane and our ability to cut back plants and trees on that property. We need to know the location of the lot line behind

Settlers Lane. That is federal property and we will contact Sunny Point to find out who is responsible for a tree leaning near a house.

Pond report

Steve Turner

The fountain is up and running and will be moved back to the middle of the pond. The decision about landscaping and fencing around the pond will be put to a vote by the owners. After we compile the survey and answers, the board will make a decision about how to proceed.

Pond Retention Services tests our pond monthly and posts the numbers the online.

Email Steve if you have issues.

Peggy Fisher suggested each owner trim their own shrubbery around the pond.

The history of the pond and Canada geese:

The problem was first pointed out by Pond Retention Services and Sam's Landscaping. Several years ago we had approximately 50 geese on the pond. We went through several phases trying to get the geese to leave starting with the least expensive and working through a series of recommendations by the experts at the North Carolina Wildlife Association. Hiring a trained dog to harass the geese (this is legal) would have cost \$1300/week. We were encouraged to walk our own dogs around the pond as a geese deterrent, but at times the grass was covered with droppings and it was very unpleasant to be around the pond. The fence was our last attempt to keep the geese out, but it has been compromised and needs to be taller to be effective.

Volunteers for pond committee to work on landscaping, geese, and fence:

Ken Richardson

Dianne Varner

Pat Long

Pamela O'Quinn

Wayne VanDyck

Termite Inspection

Bruce Yergler

Nine technicians and a supervisor from Canady were inspecting yesterday with four volunteers from the community assisting to keep track. Bruce suggested that next year we have 6-8 volunteers to assist. Canady will compile a list of units

inspected, owners who made appointments for a different date, and garages the technicians were unable to access. Each owner will receive a written report summarizing the inspection.

We have a 10 year termite bond with Canady that was signed in 2014 and feel that inspecting and treating the whole community keeps each of our units safe and free from termites.

Budget

Grace McGee

Grace explained that the budget stays fairly stable through the years. She went over budget items and noted that the cost of repainting in the budget this year is \$212,000.

Repainting

Micki Hobson and Ed Wilkinson

The start date is next week between October 9-15. Kerwick will start with power washing and caulking. Front doors and garage doors will be last. They will be starting on Kure Village Way going around to Settlers, then Sloop Pointe and ending with Costigans on Sloop Pointe. Landscapers have started to cut back shrubbery dramatically so the painters can work close to the house.

We use a hybrid combination of paint and stain that was developed for the beach. This year instead of leaving each owner with a quart of matching paint, there will be a couple of gallons of paint stored in the cabana for small repairs. It can also be ordered.

The extensive wood replacement before painting this year is due to the age of the units and history of maintenance. Some owners have previously replaced windows and that involved siding replacement and are in better shape than others.

Insurance

Pat Young

The Covenants require that every unit owner have wind and hail and homeowners insurance. Pat will be contacting several owners who needed to turn in proof of insurance in September.

The budget passed:

28 absentee ballots in favor of budget

24 attendee ballots in favor of budget

52 total votes

Reminders

Becky Richardson

- Becky thanked several members of our community for their assistance including Bruce Yergler, who coordinated the termite inspection and ML Smith, Ken Richardson, and Nancy Brickman who assisted on Friday. Micki Hobson and Ed Wilkinson have spent many hours getting ready for the repainting and Grace McGee and Pat Young are a tremendous help to all of us in the office.
- Becky reminded owners of HOA Rules and Regs along with New Hanover ordinances for animals. Violation of leash laws and the staking of dogs need to be reported to the police.
- Becky also reminded owners that we will again be collecting donations for the Kure Beach police, fire and public works. If we have enough money we will also include gifts for the town office staff. This could also include a catered meal. Donations should go to Grace and checks should be made out to cash. We would especially like to show them our appreciation for their hard work during the recent hurricane.
- Becky answered a question about holiday decorations. Items can be placed in limited common area and should be removed as soon as possible after the holiday.
- Please send email to board members instead of approaching them at the beach or in a restaurant.
- Steve reminded owners that we need more volunteers. Two board terms will be up next year (Linda and Nancy) with three more the year after that. We need help!
- Steve will send a follow-up email about communications and HOA information.

Meeting was adjourned at 11:19 AM.