

# Keys at Kure Beach Homeowners Association

**Agenda      February 22, 2019      10:00 AM**

**Board members attending:** Nancy Brickman, Linda Newton, Becky Richardson, Cathy Pilat

**Office staff:** Grace McGee, Pat Young, Kim Gargiulo

**Painting representative:** Ed Wilkinson

**Owners/guests:** Ken Richardson, Wayne Van Dyke, Mike Smith

**-Minutes from Board of Directors meeting on 1/19/19 approved.**

## **2. Financial Report**

Grace McGee

-Review of Profit & Loss Statement and Balance Sheet for January 2019

-It appears there is a leak at the entrance wall. The town turned the water off and Sam's Landscaping will check when it is time to turn it on again.

Ken requested a review of the Reserve Fund projection.

## **3. Insurance**

Pat Young

-Pat reported that all owners are up to date and she is looking at the March renewals. We now have our own email address just for insurance: [keys5943@gmail.com](mailto:keys5943@gmail.com) and it is on the reminder notice.

## **4. Painting**

Ed Wilkinson

-There is a question about how many coats of paint are being put on each house and Ed is going to check on that. Patrick Kerwick is talking to his crew and coming out with a Porter Paint representative to analyze the situation. We are currently 16 units from completion and the rain has held up progress again. All lattice under the decks has been completed. All drives have been completed except those with cars that were not moved.

## **5. Pond**

Steve Turner/Ken Richardson

-Ken Richardson got estimates from two companies on fences for the pond.

The first was \$20,000 without any gates. It is aluminum and three feet high.

The second estimate was \$12,000 for a treated pine fence with pickets that is three feet high.

Home depot has 3' sections 28" high (black welded wire). The fencing would cost \$1,500. We would need volunteers to help put in stakes to install this option.

-Ken suggested that next Saturday we call for volunteers to help take down the small trees around the pond. They would need to have the equipment required to help.

-The fountain in the pond flipped over because it is not anchored properly. Steve is attempting to fix the situation.

## **6. Architecture**

Linda Newton

-Request for Exterior Change – 813 Sloop Pointe Lane – Add three windows to side of house because they are adding 2 rooms and a bathroom upstairs. Approved.

-Windows at 652 Settlers Lane have been replaced with correct.

-Window at 644 Settlers is in compliance now.

-Palladium window at 628 received a notice about their palladium window being broken on 12/12/18. We will send another letter with the violations rule and request a hearing date.

-New Requests for Exterior Change Forms:

-620 Settlers Lane – Request to add a mini split air conditioner/heater for sunroom. One shrub will have to be removed. Approved.

-612 Settlers Lane – Request to replace large window on second floor. Approved.

-822 Sloop Pointe – Request to lengthen deck 32” to meet deck next door. Next door neighbor has signed to agree to having work done. Approved.

The board approved a line to the Exterior Change Request form that work must be done within 24 months of being approved. It will be added to the form on the web site.

## **7. Landscaping/Drainage**

Cathy Pilat

-The board signed a new contract for \$38,000 effective January 1, 2019.

-There is additional money in the budget for removal/replacement of trees and shrubs. Cathy is trying to get information from the arboretum about whether we can save the Bradford pear trees. We are waiting on estimates to remove several stumps around the Keys and whether Sam’s can pull them out with a backhoe and fill in the holes.

-Cathy sent a list of sinkholes in the community to the town. There has been no response.

-Wayne has measured some of the property lines to see how it lies with respect to the woods. We have about 4’ of property that goes into the woods. Ken is checking on the status of a bike path along the edge of the federal property.

## **8. Rules and Regulations**

**-Review of change to Violations of Rules and Regulations/timeline for hearings:**

**VIOLATION OF THESE RULES AND REGULATIONS As provided by Chapter 47F-3-107.1 of the General Statutes of North Carolina, Homeowners have the right to attend a hearing before any fine is levied or item(s) towed & stored. If the board decides that a fine should be imposed, a fine not to exceed one hundred dollars (\$100.00) may be imposed for the violation and without further hearing, for each day more than five days after the decision that the violation occurs. Should legal assistance be required by the Board, the resulting cost may be incurred by the owner.**

**This will be added to the Violations clause:**

**The Board will schedule a hearing within 30 days. If the person does not contact the board or appear at the scheduled hearing, the violation is assumed to be valid.**

**Also, rule 7D is amended to add..... or cars with no current plates.**

-No word from Charles Meier on 10/22/18 court injunction, Becky is going to contact him.

-The board reviewed the rule violations from walk around/additions. Letters will be sent before next meeting.

## **9. Other**

-Follow up on termite inspection/notices/compliance/fines:

-Three of the owners that Canady said had not been inspected were incorrect. The fourth has paid the \$150 fine.

-Complaint form adapted from Village is updated with a new logo and will be added to the web site.

-Mike Smith spoke to the board about picking up dog droppings. People are noticing more incidents recently. The Village will periodically send out a reminder to the Village and the Keys to be sure to pick up after dogs.

**10. Set date for next meeting: March 15, 2019 10 AM**