

Keys at Kure Beach Homeowners Association

Minutes

June 14, 2019

10:00 AM

Board members in attendance: Becky Richardson, Steve Turner, Deborah Hutchings, Linda Newton, Nancy Brickman

Office Staff: Grace McGee, Pat Young, Kim Gargiulo

Painting Representative: Ed Wilkinson

Residents: Connie Evans, Wayne VanDyke

1. Painting

Ed Wilkinson

-Kerwick's crew is now working on the last three buildings and should be finished in approximately two weeks (weather permitting).

-Previous owner concerns have been addressed and satisfied

-Walk-throughs and any touch-ups are being scheduled and will take a significant amount of time.

-Patrick will give us a long-range estimate for 2025.

-Ed is concerned about the proprietary paint formulas for our unit colors and that they remain on record for our next painting.

2. Minutes from Board of Directors meeting on 5/10/19 were approved.

3. Financial Report

Grace McGee

-Review of Profit & Loss Statement and Balance Sheet through May

-Next month we will start on the annual budget process.

4. Insurance

Pat Young

-Presently there are no major concerns.

5. Pond

Steve Turner

-Landscaping around the pond is done except for area behind the fourplex on KVV and around the pump house.

-Ken suggested the Pond Committee becomes the committee to deal with geese concerns. Steve will be the liaison with the board. The fence is a huge controversy even within the committee. This issue may be addressed at the annual meeting. Steve is looking into the possibility of having Pond Retention and NC Wildlife come to talk to the committee and the board. He would like the committee to meet every two weeks.

-The pond permit expires in 11/2021.

6. Architecture

Linda Newton

-New requests for Exterior Change Forms:

-Permanent generator and propane tank at 642 Sloop Pointe Lane is on hold for more information on placement of the generator and an additional propane tank.

-Sidewalk/driveway replacements-Nancy will write up the wording for the architectural manual and send to board for approval.

-Nancy moved that we allow the clear palladium window coverings to be installed as the only permanent hurricane protection allowed in the Keys. Steve seconded. Passed unanimously.

-The tinted palladium window at 813 KVV is grandfathered in. All others require approval.

7. Landscaping

Deborah Hutchings

-Sam's Landscaping mentioned that some of the plants and shrubs recently planted will require more watering and trimming than the plants that were replaced. They suggested the Board consider a drip flow system. The downside of a drip system is that it requires monitoring by someone familiar with irrigation equipment as they routinely become clogged and need maintenance. In the future, it would be worthwhile to run suggestions for new plants and shrubs by our landscape contractor for their comments.

8. Rules and Regulations

- The Keys Rules & Regs takes precedence over the Kure Beach ordinances on unlicensed vehicles.
- A letter will be sent to the owner of 628 Settlers Lane requiring an exterior change form and the replacement of the palladium window within 30 days or the board will have the window replaced (according to the Covenants) with the cost billed to him.

9. Other

-We do not have a final bill from our attorney, Charles Maier, for the injunction against the owner of 845 Sloop Pointe Lane.

10. Set date for next meeting July 12, 2019 10 AM