

Keys at Kure Beach Homeowners Association

Minutes

November 14, 2015 9:00 AM

Board members present: Nancy Brickman, Becky Richardson, Bruce Yergler, ML Smith, Patrick Carter

Accountant: Grace McGee

Residents: Ken Richardson, Micki Hobson

1. Email votes since last meeting:

-The board voted to have Patrick Carter contact additional civil engineering firms to explore solutions to ease drainage concerns in the Keys

-The board approved an estimate from Sams Landscaping to replace plants damaged last winter.

2. Approval of 10/3/15 minutes and Annual Meeting minutes.

-Postponed to review minutes

3. Pond

Ken Richardson

-Report on survey with Brad Sedgewick and Dunes responsibility

Ken has a bill for \$790 from Brad Sedgewick, who pulled the Dunes permit and walked the drainage pipes to determine exactly what is happening. All treated water from 25 lots flows into our pond. Ken walked the area with a rep from the Dunes and we are still waiting for word from the Dunes. Sonny Baker, Kure Beach Public Works, said they are responsible and have taken over ownership of that pipe and have taken care of the last repairs. He said the dredging at the Dune's outfall should be the town's responsibility. Ken will attempt to schedule a meeting with Sonny in the next week to get an answer from the town.

There is still the possibility of meeting with the mayor to set up a town fund for maintenance of town drainage ponds.

4. Termite Inspection

Bruce Yergler

-Follow-up on three units not inspected/reports from Canady

-609 SPL (wrong access code) and 613 Sloop Pointe are now outstanding

Bruce reported that water was standing in five locations under houses: 620 SL, 624 SL, 656 SL and 610 SPL. Despite heavy rains, the reports were not that different from previous years. Most units measured moisture from 8–16% with one at 40%. They did find termite tunnels in several garages.

5. Rules and Regulations

Hearings are part of the due process and must be held before any resident violating rules is fined.

-Follow-up at 645 Settlers Lane concerning political signs

The board discussed changing the rule for fines or changing the rule concerning displaying political signs. After discussion, the board agreed that signs can be displayed on porches or in windows but NOT in yards.

Concern is that the "30 day rule after the hearing" clause allows residents to avoid fines.

Bruce moved we remove that clause from the violation clause. Nancy seconded. Passed. Residents will be notified at the hearing that they have 15 days to appeal the board's decision. This change will be posted on the website and it will be on the next billing to notify all residents:

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 & be heard at a hearing before any fine is levied or item(s) towed & stored. If a violation of the rules and regulations has not been corrected a fine of **a minimum** of \$50 per month, compounded every month thereafter, will be incurred until compliance is achieved. If the violation has not been remedied after six months, the monthly fine will increase from \$50 to \$100, compounded monthly. Should legal assistance be required by the Board, the resulting cost may be incurred by the owner.

-Covered golf cart on driveway at 813 KVW

Board is checking to see if there is a current license on the golf cart in question.

6. Architecture

ML Smith

-Follow-up on hot tub at 622 Sloop Pointe Lane

Another letter will be sent requesting a photo of the hot tub to be installed

-Notice about matching paint colors

Chips or boards should be taken to the paint store to match current colors and latex paint must be used. As request forms are submitted, residents will be informed on matching paint colors, which have faded since the last painting.

-Paint at 621 Settlers Lane will be redone. The owner has made arrangements.

-Replacement light fixtures over garage doors

Board needs to update survey on driveways and also check the light fixtures over the garages.

Requests for exterior change approved:

665 Settlers Lane – enclose porch

625 Sloop Pointe Lane -replace windows on porch already enclosed

The owner at 616 Settlers Lane requested temporary drainage pipes at his house.

Two dry wells were installed by the HOA at 2003-2004. The water backed up in heavy rains and the owner's concern is that he is the lowest units in the four plex. He attached corrugated drainage pipes to neighbor's units to temporarily drain to swale. Sam was supposed to reconnect pipes to dry well. ML and Patrick will inspect the unit this week to decide if the temporary fix should stay, the appearance is satisfactory and the dry well pipe capped.

7. Landscape

Patrick Carter

The board viewed photos of 550 Anchor Way noting gravel/ landscaping/furniture installed by owner.

Between 645 and 649 Settlers trees planted by the owner in the rear of the unit have grown out of control and are leaning toward house. Patrick will have Sam look at the trees and assess the situation and notify the owner if they have to be trimmed.

There is also a tree behind 605 Sloop Pointe that needs to be trimmed or taken down.

-Update on replacement plantings

613 and 638 Sloop Pointe did not get replacement plantings. Patrick is going to have Sam determine what needs to be replanted and the additional cost for planting. The resident at 645 Settlers Lane refused to allow replacements at her unit. She informed Sam's crew that she would plant her own plantings.

The resident at 625 Settlers refused the new plantings by Sam. He informed Sam's crew that he was promised holly bushes, which would have been \$250 extra. The board feels holly is not desirable and the previous landscaping chair did not designate those specific plants. Bruce moved and Patrick seconded that the bushes that were purchased be used. Passed.

-Update on engineering consultations.

Catlin, LMG and Coastal Site Design all submitted plans. Two of the three firms felt that we did not need to have a study done but rather proceed with estimates for correcting the standing water in common areas. They recommend swales on units backing to pond and French drains on units backing to woods. Patrick feels a study is needed to make sure that every unit in the Keys has been assessed for potential problems and all possible remedies considered.

Patrick also reported that two of the three firms were concerned that repeated mulchings have raised the level of the beds higher next to the houses creating drainage problems. Some work with French drains will mean tree and bush removal/replacement.

The board discussed our liability on this issue and expectations from homeowners if we attempt to address our concerns. Responsibility goes back to the developer who did not elevate the units and the ethical issue of shared responsibility for all units in the community. We also need to know if the town has any responsibility. Patrick will contact our attorney to ask about our legal responsibilities and liability before the board makes a final decision.

8. Financial report

Grace McGee

-Liens, Judgments, Foreclosures, Aging summary

Grace prepared charts and graphs to analyze water usage and bills. Patrick will have the rain meters checked for accuracy as they save a considerable amount of money. Town water fees were increased this year.

9. Date for next meeting: January 23, 2016, 9 AM

