

Keys at Kure Beach Homeowners Association

Minutes MAY 8, 2020 10:00am

Board members in attendance: ML Smith, Arlene Yergler, Becky Richardson, Frank Walsh, Deborah Hutchings

Office Staff: Grace McGee

Residents: Pam O'Quinn and Ken Richardson

1. Approval of 2/21/20 minutes - Approved
2. Financial Report
 - a. Review of Profit and Loss Statement and Balance Sheet Grace McGee
 - i. All checks written are for normal / routine bills except for the postage for a registered mail item to the IRS for taxes. This is one time per year expense.
 - ii. 5 Owners are in the arrears with dues. If an Owner owes more than \$1,000 a notice will be sent regarding the potential of a Lien. Again, it was discussed that if you put a Lien on one homeowner you must put one on all who are in the arrears
3. Insurance
 - a. There are some homeowners who have not shown they have insurance on their house, or not enough insurance to cover if something happens to their home. If your neighbor attached doesn't have homeowner's insurance and something happens to the unit your insurance company will not cover the cost of rebuilding.
 - b. If you don't have current homeowners' insurance, you will either get a fine of \$50 a month or a lien will be placed on the house.
4. Pond Ken Richardson
 - a. Fountain has been ordered and waiting for the water in pond to go down so they can install new pump and fountain. Also, will cut the pipe of our first fountain so the new one will not get caught on it. If you have a dog, please walk around the pond to discourage geese from staying.

5. Architecture

Frank Walsh

- a. One homeowner would like to put in a split AC unit. Split wires for attic unit must be the same color as the house. Have also been asked about an attic fan and vented on the back of the house.
- b. REMEMBER Any violation of the Architectural Control / Design Review regulations will be subject a penalty imposed by the Board of Directors including but not limited to a lie placed against the owner's property
- c. ML Smith requested the Board consider adding a rule to the Architectural Control / Design Review regulations that any owners wishing to park dumpsters in their driveways for more than a day or two contact the Board for approval

6. Landscaping/Drainage

Deborah

Hutchings

- a. As voted on in our Special Meeting on May 1, 2020, the trees and underbrush will be removed from Sloope Pointe from 646 to 662. Also, limbs from behind 661 Settlers Lane.
- b. A Landscaping form must be submitted for any work a homeowner might want. We are looking at this time for next year's work that needs to be done. The budget for 2020 has been spent. The landscaping form can be found on our Website
- c. Arlene Yengler suggested that the landscape committee notify owners anytime plants or trees are changed around limited common area on their property

7. Rules and Regulations

Mrs. Dugan had her hearing and she has given 1 week to either get the car tagged or moved and the trailer moved.

8. Other

There will a lien included in the rules and regulations, there will be an administrative charge of \$100 nonrefundable for any change's residents want made to the rules and regulations

ML proposed adding a provision in the Rules and Regulations that any owner requesting a change to the rules and regulations must first get 10 signatures from other owners approving the change must pay a \$100 nonrefundable administrative fee.

9. Next Board Meeting will be held JUNE 19, 2020.