

Keys at Kure Beach Homeowners Association

Minutes JUNE 19, 2020 10:00am

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

Office Staff: Grace McGee

Residents: Pamula O'Quinn, Ken Richardson

1. Approval of 5/8/20 minutes -

Frank Walsh made a motion to approve the minutes and Deborah Hutchings second the vote was Unanimous.

2. Financial Report

a. Review of Profit and Loss Statement and Balance Sheet Grace McGee

i. Everything is in order except for Water Bill, seems to be running high, Debbie to check into it with Town.

ii. 5 Owners are in the arrears with their Keys Dues, even though they have asked for a payment plan the Lien Letters must go out to them. Grace was going to wait until the next cycle, and we said no send them out.

3. Insurance

a. There are two Owners who have a hearing today on their insurance. Also talked about not having enough insurance, Grace gave Pam the figures and she is going to make sure everyone is up to date on the amount they need to have for full coverage on their unit.

4. Pond

a. Replacement has been installed, there needs to be a bigger pipe installed. Ken will ask PRS if a cord can run from the pump to the Gazebo.

5. Architecture

Frank Walsh

a. 620 Settlers Lane, new window, approved. 6

- b. 624 Settlers Lane wants to lay Terex Boards and extend their deck. Must get 620 to approve deck extension
- c. 646 Sloop Pointe put into a request for a full house Generator and needs to get permits.
- d. 650 Sloope Point, split unit

6. Landscaping/Drainage

Deborah Hutchings

- a. We met with Sams Landscaping, about our water issue
 - i. #1548 – 614 Sloop Pointe install a swamp pump \$2300.00
 - ii. #1552 – 829 Settlers Lane make a positive flow towards Settler Lane \$4500.00 (discussed why towards Settlers when that goes up hill and not to Anchor Way that goes downhill) Need to talk to Sams Landscaping again.
 - iii. #1550 – Install drip irrigation on front beds throughout the Community \$10,250.00
 - iv. #1553 – 613 Sloop Pointe Lane Cut down a dead tree near house, 60 ft tall and 20-inch diameter. Also, a small dead tree in front yard, and dumping fees. \$740.00
 - v. #1549 -634 to 662 Sloop Point Drainage issues – clean vegetation and remove any small trees from behind 634 to 662 Sloop Pointe to provide enough space to install a swale approx. 285 ft. long towards 634 Sloop Pointe towards Kure Village way for positive water flow. Plus, labor charges. \$7,125,00
- b. It was decided that we would bring this to the annual meeting for a vote and will go out with the paperwork for the Annual Meeting.

7. Rules and Regulations

- a. 845 Complete – car and trailer gone
- b. KBV Board update on fees agreement – ML called for the 3rd time they want the Memorandum of Agreement and ML said when we get our money, we will give you the adjusted agreement we have written up. No CHECK YET

- c. Set Date for next meeting – Tentative date is July 10, 2020 at 1:00
 - d. Meeting wit Sara Dobson on Landscaping. Mrs. Dobson had a few suggestions. Inform homeowners when dead plants are to be removed and replaced. Don't plant anything without homeowner's permission. Plants should be indigenous to the area. Also suggested we should shop for best price. Wants to keep the curb appeal. The Board told her that Debbie is the 3rd person in 3 years to do the job, and from now on there will have to be a Landscaping form filled out and kept on file in the office. Also, the Board said that if a homeowner replaces any plants and/or trees they are then your responsibility and you must maintain them and replace if needed.
 - e. Insurance Hearings for 801 Sloop Point and 562 Anchor Way – No shows, will get a letter.
 - f. Meeting with 829 for water in the back yard. NO SHOW.
8. Other
- a. It was discussed and voted on that there will be a nonrefundable Administrative fee of \$100 administrative for any change by a homeowner to the rules or covenants for any owner who wants to change either one. Also, if any legal fees are incurred the homeowner will be responsible.
9. **Next Board Meeting will be held July 10, 2020 at 1:00**

