

Keys at Kure Beach Homeowners Association
Meeting July 10, 2020 1:00 PM

Board members in attendance: M.L. Smith, Arlene Yergler, Becky Richardson, Frank Walsh, Deborah Hutchings
Office staff: Grace McGee
Residents: Pamela O'Quinn, Ken Richardson

1. Approval of 6/19/20 minutes
 - a. Approved, Motion: Frank Walsh, Second: Arlene Yergler, Vote: Unanimous

2. Financial Report Grace McGee
 - a. Review of profit and loss
 - a. Paid \$23.00 in taxes for the year 2019 payment was too low.
 - b. \$250 for Sams Landscaping to fix water Leak at entrance wall
 - c. \$3,311.38 for ½ hp fountain
 - d. 4 owners still in the arrears on their homeowners' dues

3. Insurance Pamela O'Quinn
 - a. Update – those who did not show up for their hearing will get a letter and fined \$50 a month.
 - b. Some homeowners don't have enough insurance on their houses. Need to go to the New Hanover County Web sit or orig. sale brochure for square footage of unit and use an estimate \$115/ square fottage cost to rebuild to determine a reasonable amount for insurance coverage.

4. Pond Ken Richardson
 - a. Update - Fountain in Pond has been turned off, it was straining. Called RPS Environmental to have them come look at fountain. There was a screen around the top of the fountain, which caused debris to collect. RPS removed the screen and fountain started working again.
 - b. Storm Water Permit and Planning Committee, Becky attended and each community with Ponds need to get their permits to Beth at Town Hall before August 24, 2020 meeting at 5:30
 - c. Our Permit is due for renewal November 6, 2021 but application must be submitted by May 6, 2021. Have already contacted JBS for renewal process.

5. Architecture Frank Walsh
 - a. Update - 630 Sloop Pointe, requesting to install Hurricane Shutters,
 - b. Rear deck extensions at 646 SPL abutting owner of 650 SPL. Neighbors have signed off on the extension.
 - c. Pergolas? Table until August meeting

6. Landscaping/Drainage Deborah Hutchings
 - a. Update – Phase 1 remove trees is on schedule for week of July 13, 2020.
 - b. Sprinkler system – Front wall Sprinklers have been checked and now are working
 - c. Phase 1,2, and 3 (July, August, September) Questions – Phase 2 will need homeowners' permission to plug pump into his house when the pump is running. Will talk to homeowner about the HOA paying him money when pump need to be plugged in. Phase 3 Still have questions about how to go about accomplishing this task.

7. Rules and Regulations
 - a. KBV Fees Agreement – Still no word
 - b. Keys Board Input on mutual rules with KBV – The Keys have drafted our own MOA for KBV
 - c. Board vacancies for 2021 – Frank Walsh has two more years, Arlene Yergler will run, and Debbie Hutchings will also run. They stepped in to fill spots that were vacated by Board members who resigned. Becky

Richardson cannot run so her seat is available. ML Smith will not run. At this time need two people to step up and serve on the Keys HOA Board.

- d. Renters on email list? Not all renters are on the email list. All they have to do is go to the office or call and ask that they be put on email list. Office phone 910-707-0843
- e. Review of email complaint and rules mailing – will ask YiFenn to send out an email blast about Furniture sitting in driveway and limited common areas in front. Towns trash and recycle regulations and the storage of trash and recycle bins. Dogs must be on leashes at all time with leash in hands, also no staking of dogs.

8. Next meeting proposed: August 17, 2020 at 10 am

Prep for Fall Annual Meeting
2021 Budget Prep

9. Adjournment