

Attending: Pat and Debra Brennan, Catherine Blankenship, Susann and Steve Ebberts, Nick and Becky Hingtgen, Pat Long, Bob Speigel and Sara Smith

This committee was formed to develop a comprehensive five-year landscape beautification plan for the Kure Keys community. Implementation begins in 2022.

Deliverables

1. Present a landscape beautification plan for each of the five years with a realistic budget of \$5,000 a year.
2. Develop a strategic plan that enhances the aesthetics and property value of the townhomes in our community.
3. Report annually in July to the Keys HOA Board of Directors for this to be part of the budget planning process.

Sara stated some beginning ideas to start the discussion:

1. It could be developed in stages. For example, complete nine buildings each year. There are 5 four-plex units and 36 double units.
2. Do you want to consider the gazebo, entrance walls and the pond?
3. Or just consider which trees and plants to use? What is the cost and is that cost feasible?

Sam's will continue to mow, trim, lay mulch and pine straw, maintain the sprinkler system, do storm clean-up, handle debris pick up, remove dead tree branches and replace dead plants, trees and shrubs.

Discussion

Pat Long: interested in having someone from the Island Wildlife Chapter of the North Carolina Wildlife Federation talk to the Planning Committee about the right trees, plants and grasses to plant and provide advice on our pond.

Catherine: need to find out what homeowners can do in their own yards.

Sara said that here are three documents governing our community: the Covenants, By-Laws and the HOA Policies, Rules and Regulations. She asked Nancy Brickman when our policies had been updated and this is the response:

"It has been piecemeal with sometimes only two or three words being revised. There is a date in the upper right corner of each page that indicates when something on that page changed". Nancy does not know if there is a record of changes through the years.

In the black bar at the top of the KeysHOA.com web page, the Covenants, By-Laws and HOA Policy Manual are located under "Documents". Sara suggested that everyone review these documents, especially the HOA Policy Manual.

Nick: suggested a "yard of the month" concept

Bob: could purchase annuals in bulk for homeowners to pick-up at a pre-set location. Homeowners could take them for planting at their houses and then we could have a community beautification contest.

Becky: would like to know what kind of grass is planted and suggested that it is cut too short.

Bob: Sam's did do aeration and over seeding this past year.

Pat Long: initially there was a landscape company and currently we have a landscape maintenance company.

Susann: could have volunteer clean-up days.

Committee Leaders: Nick Hingtgen and Bob Spiegel volunteered to be committee leaders and Suzann Ebberts volunteer to take the notes for the meetings. Sara will attend some of the meetings but primarily leave the discussion up to the committee.

Next Meeting: Jan 25, 2021 at 5 pm via Zoom.

Notes by:
Sara Smith