

Keys at Kure Beach Homeowners Association

Minutes February 10, 2021 5:00 PM via Zoom

Board Members present: Bryan Strickland, Mary Lowrance, Nancy Brickman, Sara Smith, Frank Walsh

Accountant: Grace McGee

Insurance Representative: Pamela O'Quinn

Residents: Lollo Ericksson, Susann Ebberts, Bob Spiegel

Actions taken since last meeting:

1/21/21 Board approved installation of split air system at 837 Sloop Pointe Lane

1/21/21 Board approved wheelchair ramp from front entrance at 662 Sloop Pointe Lane

2/1/21 Board approved the Memo of Record between the Keys Board of Directors and the Kure Beach Village Board of Directors. (Note: Signature sheet still needed from Village.)

2/1/21 Board approved a 10' solid color retractable awning to be installed over the deck at 642 Sloop Pointe Lane.

1. Financial Report

Grace McGee

-Grace reviewed checks, Profit & Loss Statement and Balance Sheet as of 1/31/21.

-The Board looked at the status of HOA dues payments/liens.

2. Insurance

Pamela O'Quinn

-Two owners still have not provided proof of insurance and didn't appear at hearings held on July 10, 2020. Bryan is checking to see if there are lienholders on these properties. The owners will be fined \$50 a month until they provide proof of insurance.

-Nancy Brickman will work with Pamela O'Quinn on a letter to send to owners who may need to review their policies to make sure they are insured for 100% replacement costs.

3. Pond

-Steve Ebberts volunteered to serve as liaison with JBS for State Stormwater Permit Renewal. Bryan will get contact information to him.

4. Architecture

Frank Walsh

-The owners of 805 Kure Village Way inquired about permission to enclose their screened porch and will turn in their Request for Exterior Change.

-The Board hopes to pay a contractor for his expertise to help write guidelines for building pergolas over decks. The guidelines need to be in the Architectural Handbook that is compiled by the Board and kept by the Architectural Chairperson, to be referred to when approving Requests for Architectural Changes.

5. Landscaping/Drainage

Sara Smith

-All stumps located and mapped by Sara in her walk-through have been removed. Residents may remove the flags placed by utility companies to mark lines. There is an additional request for a stump removal at 624 Settlers Lane and Sara will keep a list and wait for more requests to schedule work.

-Minutes from the Landscape Beautification Committee meetings are now posted on our web site under Documents. There are 11 members on the committee. Pat Long has asked the Carolina Wildlife Federation to visit our community and make recommendations for plants we should be using.

-In addition to Sam's Landscaping contract, approximately \$1400 was spent for stump removal and \$1,000 on tree trimming and removal. Sara has requested a landscaping schedule from Neska as well as a diagram of sprinklers and controls.

-The Board reviewed a request for a swing on a stand in the back yard at 630 Sloop Pointe Lane. Future requests for swings must meet the following requirements:

-It sits at the rear of a house on Sloop Pointe Lane or Settlers Lane that backs up to a wooded area.

-It cannot sit on any area that has to be mowed

-Must be portable.

Sara Smith moved the request be approved. Nancy Brickman seconded. Passed.

-Sara was contacted by an owner who is upset by how the crepe myrtles are pruned and she is going to check with the landscapers about this.

-Sara is going to meet with Jeff Martin, head of landscaping for Kure Beach Village to define areas of responsibility within the Village and at entrances.

6. Rules and Regulations

-The Rules & Regulations Committee met twice to look at the first three rules. Members are Mary Lowrance, Susann Ebberts, Lollo Eriksson, and Nancy Brickman. The discussion has focused on plants, pots, flags and decorations and overlaps some of the work of the Landscaping Committee. The committee will be making recommendations to the Board for approval. More information will follow.

7. Other

-Bryan Strickland has formally notified the Board that he is resigning as of February 28, 2021.

-The Board is willing to renegotiate positions to accommodate a new Board member and is currently looking for a volunteer. The term would continue until the annual meeting on October 2, 2021 when an election will be held.

8. Set date for next meeting : March 16, 2021 @ 5 PM