

Keys at Kure Beach Homeowners Association

Minutes April 14, 2021 4:30 PM via Zoom

Board members present: Peter Beardsley, Nancy Brickman, Mary Lowrance, Sara Smith, Frank Walsh

Accountant: Grace McGee

Insurance representative: Pamela O'Quinn

Resident: Lollo Ericksson, Susann Ebberts, Bob Spiegel

Actions taken since last meeting:

3/26 /21 Board approved Landscaping Request from 638 Sloop Point Lane to add an area of pavers behind the deck.

1. Financial Report

Grace McGee

- The Board reviewed Check details, Profit & Loss Statement and Balance Sheet through March, 2021
- The Board reviewed the status of HOA dues payments/liens.

2. Insurance

Pamela O'Quinn

- The Board will be updated at the May meeting on the mortgage status of the owner who has not submitted proof of insurance.

3. Pond

- Peter Beardsley attended the last Wastewater Commission meeting with the town. Steve Ebberts (with Peter as backup) along with a volunteer from the Village will represent our community.
- There are currently six sinkholes in the Keys that run along the line that drains from the Dunes retaining pond to our pond. Although the Dunes has deeded access to our pond, they are also supposed to be paying a stipend to our community. The Board has been unsuccessful in securing a legal agreement with the Dunes and the town has dredged our pond and filled in the largest sinkhole.
- Steve Ebberts and Ken Richardson will meet this week to review the pond history and maintenance.

4. Architecture

Frank Walsh

- New Requests for Exterior Change:
 - The Board approved the addition of non-opening transom windows in the bathrooms at 632 Settlers Lane. Sara moved to approve, Peter seconded. Passed.
 - The Board discussed the request for a deck extension at 632 Settlers Lane and was not in favor of extending the deck, as requested, outside the wall footprint (either toward the pond or toward the neighboring unit on the north). An extension toward the adjoining neighbor was not feasible because of the location on meters on the back wall of the house. Nancy moved to deny the request, Mary seconded. Passed.
 - The Board approved a request to enclose a screened porch and install a mini split HVAC unit adjacent to porch at 617 Sloop Pointe Lane. Peter moved to approve the request and Mary seconded. Passed.
 - The Board discussed a request to replace a window at 805 Sloop Pointe Lane. Peter moved the request be approved pending confirmation that the replacement is exactly the same window that is currently installed. Sara seconded. Passed.
 - The Board approved the installation of a Generac Generator at 624 Settlers Lane. Nancy moved the request be approved and Mary seconded. Passed.

-The Board discussed the installation of whole house generators in the Keys and possible ways to mitigate the noise, including timing weekly tests – possibly scheduling them during the week on Wednesday when the landscapers are working and there is other loud equipment being used.

5. Landscaping

Sara Smith

-Sara presented two sets of guidelines for approval and inclusion in the revised Keys Rules & Regulations:

Guidelines for Pavers/Concrete Patio Stones to the House Front Water Faucet

One row of pavers/concrete patio stones, no larger than 17" L x 17" W and about 2" D, is permitted to be placed in the mulch next to the unit's garage wall and extended to the house wall. One or two pavers/concrete patio stones, depending on the location of the water faucet, can be placed along the house wall from the garage wall to under the water faucet.

A Landscaping Request Form must be completed and approved before any paver work begins.

Effective: April 14, 2021

Sara moved to approve this guideline. Peter seconded. Passed.

Guidelines for Pavers/Concrete Patio Stones for Grills Below the Back Deck

Materials: You may use pavers, stepping stones or concrete patio stones. These are generally made of concrete, or a mixture of concrete and some other material or they may be actual nature stone or slate.

Paver Size: The pavers should be no larger than 17"x17" but can be smaller in size.

Placement: The width of the paver area must not exceed 70" from the main structure of your deck into the common area and be no longer than 70" in length.

A Landscaping Request Form must be completed and approved before any paver work begins.

Effective: April 14, 2021

Peter moved to approve this guideline. Sara seconded. Passed.

-Sara discussed a concern about rats at 801/805 Sloop Pointe Lane. There are overhanging trees in the back of this unit and also behind all the units between Anchor Way and Settlers Lane that contribute to the problem. Sara is going to get estimates from both Sam's Landscaping and Fitness Tree for trimming the large branches and also will check behind the units on Anchor Way. Sara moved that the Board approve up to \$1000 to trim these trees. Mary seconded. Passed.

6. Rules & Regulations

-The committee that revised the Rules & Regulations met with the Board on April 9 to review a draft of the proposed changes. Mary is incorporating feedback from that meeting and the next step will be to meet

with the Beautification Committee. The revisions also include a new request form for architecture/landscaping/decorations with an updated process and timeline for submitting requests.

-The Board discussed meeting with the Kure Beach Fire Chief about safety issues and specifically about the use of fire pits in the Keys. Peter and Lollo Ericksson will continue to research information on this topic before the Board makes a final decision about the Rules & Regulations.

7. Date for next meeting: May 11, 2021 @ 4:30 pm