

# Keys at Kure Beach Homeowners Association

**Agenda June 16, 2021 4:30 PM @ Clubhouse**

**Board:** Peter Beardsley, Mary Lowrance, Susann Ebberts, Frank Walsh, Nancy Brickman

**Accountant:** Grace McGee

**Insurance:** Pamela O'Quinn

**Owners:** Russ Timmons, Ken Richardson, Steve Ebberts, Lollo Ericksson

## 1. Financial Report

**Grace McGee/Mary Lowrance**

-The Board reviewed Check Details, the Profit & Loss Statement and Balance Sheet through May, 2021.

-The Board also reviewed the status of HOA dues payments/liens.

-The process of setting the annual budget for 2021-22 will begin at the next meeting.

## 2. Insurance

**Pamela O'Quinn**

-A registered letter was sent to a Keys owner for confirmation of insurance. There has been no response, so the next step is for the Board to research purchasing insurance and schedule a hearing.

-Letters will be sent to owners who need to review their policies for 100% replacement costs

## 3. Pond

**Peter Beardsley/Steve Ebberts**

-Steve Ebberts signed paperwork in January for the pond permits, but the process actually just began for renewing the permit. Currently, the town of Kure Beach is working on a master map to show how ponds interact with each other. Steve is turning over a copy of our paperwork to David Hagler at the town.

-Peter walked the community with head of Public Works and the town is going to send fiber optic equipment through the pipes to see if we have any blockage. The sinkholes may be French drains that have collapsed. If this is the case, it will be the HOA responsibility.

## 4. Architecture

**Frank Walsh**

-An architectural change request for 612 Settlers Lane to remove/modify privacy divider on deck has been completed with the approval of the Architectural Chairperson, however full Board approval was not received prior to work being done.

-An architectural change request was submitted for 662 Sloop Pointe Lane to install whole house generator. The Architectural and Landscaping Chairpersons are checking the proposed location pending approval.

-Frank Walsh resigned his Board position. Peter Beardsley will take over as Architectural Chairperson.

## 5. Landscaping

**Susann Ebberts**

-Update on Live Oaks behind homes on Sloop Point (801 to 845) and 550 Anchor Way: Fitness Tree recommended cutting down vines that are smothering trees (\$750) and then the trees could be pruned in the fall. They could be elevated without cutting large limbs. They do not recommend trimming any live oaks as they are protected. Also, 809 Sloop Pointe Lane was added to the list. Arbor Tree also looked at the area and

did not recommend trimming. Peter Beardsley moved we approve the \$750 to remove vines. Nancy Brickman seconded. Passed.

### **Irrigation Items**

- Update on three irrigation clocks that were reported to be broken by Sams with a replacement cost estimate of \$960: Susann Ebberts attempted to confirm, but there appeared to be a software problem, all are different brands and some are very dated. One clock is definitely broken. Steve and Susann Ebberts will continue to investigate.

-There is a sprinkler pipe leak at 634 Sloop Point that needs immediate repair. (The Landscape Request form was submitted by the owner, who accidentally broke the pipe digging up a bush.) Susann is checking on Nick's request and the Board will decide on financial responsibility.

-The backflow irrigation pipe leaking next to 650 Sloop Point needs immediate repair.

-A sprinkler head missing at 646 Sloop Point and needs immediate replacement.

-Susann has attempted to contact six irrigation companies to explore possibilities for evaluating/repairing/replacing our aging system. Susann got one response from Conserva Irrigation (from Wilmington) and she and Steve walked the community with him. Our system is dated and may not meet code. The current technology uses anti syphon instead of backflow valves. We have 24 of them in our system. Our system could be evaluated for approximately \$5,000. The Board feels we have the fiduciary responsibility to get an assessment of our current system that will help us make a plan to move forward. Mary moved we go ahead with that step to possibly include the two pond systems. She also asked that Susann reach back out to companies who haven't responded and possibly delay the work until fall if that means firms were more available.

-The Keys will coordinate landscaping work when possible with Jeff Martin in the Village.

-The pump house bed has not been cleaned out in years. The estimate from Sam's for this is \$1270. The oleander needs to be trimmed along with several other plants growing in the bed. Susann is going to plan a community event and ask residents to help clean this out, probably in the fall.

-Susann is still looking at several remaining stumps to be removed and the cost involved. The estimate was \$1770 from Sam's to remove. Susann will explore other options to have the work done. She will ask Fitness if they can do the work when they do the trimming.

-The Beautification and Environment Committee is meeting every Monday evening at 5:30pm in the clubhouse. We are working on a "zone" prioritization which should be complete around July 1st. The committee is still open for new members to join.

### **6. Rules & Regulations**

-Keys residents were notified by email on 5/18/21 of the following violations:

Bicycles stored in bushes/expired plates on car in driveway

These violations have not been corrected and the owner will be notified to appear for a hearing before the next Board meeting.

-The distribution and posting of updated R&R, FAQs and Request for Change forms was completed on the following dates:

-Distribution of packets to residents of the Keys:

Packets distributed to homes in the Keys on Friday, June 11

Packets still hanging on doors were retrieved on Monday, June 14

Landlords and all packets retrieved from doors mailed on Wednesday, June 16

## **7. Other**

-Ken Richardson appeared to comment on the new rule concerning flags, stating that he felt the new rule allowing official country flags and US state flags discriminates against veterans. He also felt that if the rule was changed, US and Military Service flags, school flags and sports flags should be allowed including college and pro teams. The number of flags allowed and the length of time they were allowed to be on display would also need to be addressed.

-Ken also felt that allowing propane fire pits on decks should require overhead sprinklers and could be different for four-plex units. The community was invited to an open discussion with the Kure Beach Fire Inspector Captain, Steven Zwally before the Board put the rule in place.

-The Board and the Rules & Regulations Committee will follow up on these issues.

**8. Date for next meeting : July 14 - 4:30 at Clubhouse**