

Keys at Kure Beach Homeowners Association

Minutes July 14, 2021 4:30 PM at Clubhouse

Board: Peter Beardsley, Nancy Brickman, Susann Ebberts, Mary Lowrance

Accountant: Grace McGee

Insurance: Pamela O'Quinn

Landscape Beautification Committee (Zoom): Lollo Ericksson, Catherine Blankenship

Pond: Steve Ebberts

Requests approved since last meeting:

-6/21/21 Deck replacement (with Trex) at 632 Settlers Lane

-6/21/21 Trim branches of tree over roof at 649 Sloop Pointe Lane

-6/21/21 Trim branches over deck at 605 Sloop Pointe Lane

-6/21/21 Install a whole house generator at 662 Sloop Pointe Lane

-6/21/21 Replace four windows at 652 Settlers Lane

-6/21/21 Replace three upstairs windows at 648 Settlers Lane

-6/24/21 Pamela O'Quinn resigned as Insurance Secretary

-6/30/21 Mary Lowrance moved and Nancy Brickman seconded that a bid from Fitness Tree to remove stumps and a dead palm tree be accepted. The estimate was \$585 and they plan to do the work on August 10. Passed.

-6/21/21 Resident at 605 Sloop Pointe Lane requested oak limbs be trimmed. Work completed.

1. Landscaping

-Susann Ebberts, Lollo Ericksson, Catherine Blankenship

-The Board reviewed the three year Landscaping and Beautification Plan with the committee leading the discussion. Catherine addressed the negative/positive energy from the survey results and developing a list of recommended plants and well as suggestions for mulch and individualization of landscaping. The committee submitted a written report that included facelifts for entry points and open areas in the Keys that could include signage and benches and other decorative touches. An itemized list was also included that addresses replacements, additions, trimming and upgrades to plantings in specific zones throughout the Keys, recognizing that the plan will need to be adjusted every year. There also needs to be more clarity concerning our expectations from the landscapers. The committee stressed that communication is very important and plans to leverage our website. The committee also plans to use a combination of professional services and volunteers to accomplish goals.

-Priorities will be the irrigation system and trees that need to be trimmed.

-Mary Lowrance emphasized using our website as the main communication tool and having links in emails that connect to that page.

-Mary Lowrance transferred the plan into a spreadsheet. She is going to fit approximate costs to help guide the decision-making process.

-The Board thanked the Committee: Susann Ebberts (who has moved into the Landscaping Chair position on the Board), Lollo Ericksson, Catherine Blankenship and Pat Long.

2. Financial Report

Grace McGee/Mary Lowrance

- The Board reviewed Check Details for June 2021, Profit & Loss Statement through June 2021, Balance Sheet as of June 30, 2021 and the status of HOA dues and payments.
- Our accountant, Grace McGee, begins the 2021-22 budget process by projecting the operating expenses for the coming year. Mary Lowrance is meeting with Board members to determine costs in each budget area.

3. Insurance

Pamela O'Quinn

- Mary Lowrance is reviewing a spreadsheet compiled by Pamela O'Quinn comparing the amount of each owner's insurance coverage with the assessed value of each unit to determine if the Board needs to request that some owners need to review their policies to make sure they are insured for 100% replacement cost.

4. Pond

Peter Beardsley/Steve Ebberts

- Peter talked to Jim Messimer and the fiber optic camera has been used to check our pipes. At this point he hasn't diagnosed any concerns with but will get back to us concerning sinkholes.
- The pond is healthy and algae is treated up to six times a year.
- The Board discussed the positives/negatives of removing the small alligator from our pond, including adding signage to warn residents in the area to be cautious.

5. Architecture

Peter Beardsley

- Review of new Requests for Exterior Change:
- The owner of 624 Settlers Lane requested the installation of a split air unit at the north side of his house. Peter moved we approve pending checking removal of any shrubbery. Seconded by Nancy Brickman. Passed.

6. Landscaping

Susann Ebberts

- Mike Malin from Mainland Irrigation is doing a free assessment of our system on Saturday, July 17. He is familiar with the systems on the island and the Town of Kure Beach regulations for systems as he is located on the island.
- The tree pruning/stump grinding work by Fitness Tree has been moved back to August 27.
- The Board discussed a broken irrigation pipe behind 634 Sloop Pointe Lane. The Board is not assuming financial responsibility and will notify the owner of the cost of repair.
- The Board discussed a downspout burial/water damage issue at 621 Settlers Lane. Grace McGee is assisting in researching the history of work done at that location to solve the drainage problems at the fourplex. The Board will make a decision when the historical information is gathered.
- 649 Sloop Pointe Lane requested tree trimming. The cost is included in the estimate from Fitness Tree.
- The owner at 621 Settlers Lane requested that tree limbs hitting her house be trimmed. The Board will arrange for the work to be done.

-Top priorities for landscaping are safety, tree maintenance and repairing the aging irrigation system. There are so many landscaping requests that currently aesthetics is last on the list.

7. Rules & Regulations

- Two residents scheduled for hearings did not appear before the Board. The Board will contact these residents with appropriate further actions.

-The Board has had no further feedback on the current Rules & Regulations.

8. Next meeting : Wednesday, August 18 at 4:30 PM at the Keys Clubhouse