

Keys at Kure Beach Homeowners Association

Minutes

December 14, 2021 6:00 Clubhouse and via Zoom

Board members present: Nancy Brickman, Mary Lowrance, Lollo Eriksson, Bruce Yergler

Accountant: Grace McGee

Resident: Judy Larrick

1. Financial Report

Grace McGee/Mary Lowrance

-The Board reviewed a listing of checks written in November, the Profit & Loss Statement and Balance Sheet through November, 2021

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

-Mary Lowrance plans to send a letter to the community in January when the 2021 financials are done that will outline how we ended the year financially.

2. Insurance

Mary Lowrance/Nancy Brickman

-There are pending hearings for two homeowners without Wind & Hail Insurance. Final requests for proof of insurance were sent today. Another owner with a policy due date of 10/19/21 has received her second notice for proof of coverage

3. Pond

Bruce Yergler

-After speaking with the NC Wildlife Resource Commission, Bruce reported that alligators are part of the NC natural resources and there is no reason for action unless the animal shows signs of aggression toward humans. It is unclear if the alligator is still in our pond and residents should report any sightings to Bruce Yergler.

-Bruce is also checking to see why the fountain is off.

4. Architecture.

Peter Beardsley

-The Board approved a request from the owner at 641 Settlers Lane to install bathroom and dryer vents on the exterior of his unit.

5. Landscaping

Lollo Eriksson

-Lollo reported that he and Mary will go through the estimates, discuss responsiveness and get references for Rainstorm Solutions and JB Lawn Sprinklers. Scott Selig, a Village resident with a background in landscaping, is advising us on these projects. Mary and Lollo will work with the contract bidders to clarify proposals. Upon clarifications, Lollo and Mary will submit a recommended course of action to the Board by email and request a formal vote to move forward.

-Mike from Fitness Tree was on site to give us estimates on what trees need to be trimmed or taken down. Mary Lowrance moved that the following work be approved:

-remove a pine tree behind 646/642 Sloop Pointe Lane (attacked by borers)

-remove a dead palm by the pond

-trim 18 oaks behind 550-558 Anchor Way

-defer removing the tree behind 605 Sloop Pointe Lane that is causing a sinkhole in that area. It will be approved separately. Seconded by Nancy Brickman. Approved unanimously.

-Irrigation repairs totaling \$600 have been completed, including solenoids, irrigation controllers, valves, line breaks and replacing broken heads. Still to be completed are controllers, replacing more sprinkler heads and winterizing the system. Lollo has requested all invoices and is following the work being done. He reported that to protect the sprinkler heads, concrete doughnuts can be installed for protection. The cost to the community would be approximately \$16,000. The cost to individual owners would be about \$35 per sprinkler head. The Board discussed informing homeowners they can take on the cost themselves to protect the sprinkler heads around their units, as they are financially responsible for repairs for damages.

-Lollo will be meeting with Neska from Sams Landscaping to get an estimate for mowing, as the Board is contracting other vendors for tree and irrigation services. We would like to keep the scheduled mowing on Wednesdays.

-Judy Larrick thanked the Board for their service and expressed her concern that there are so many instances of tree removal in the community. She urged the Board to take extreme care when removing trees as they absorb excess rainwater, protect our homes and help with the geese situation, and that we continue to add trees. She also asked us to look at pine straw vs. mulch use particularly in the backs of units. The Alliance for Cape Fear trees will be giving away 3'-5' native species trees in the spring and she urged the Board to take advantage of this opportunity.

6. Rules & Regulations

-The Board is checking on progress at 558 Anchor Way where a construction trailer has been in the driveway for several months.

-The Board is also reviewing the policy for palladium window covers

7. Other

-One owner has not scheduled a garage inspection with Canady Exterminating. A hearing will be scheduled before a fine is assessed.

8. Date for next meeting: January 11, 2022 @ 5 pm