

# Keys at Kure Beach Homeowners Association

## Minutes

**March 8, 2022 5:00 Clubhouse and via Zoom**

**Board members present:** Mary Lowrance, Nancy Brickman, Bruce Yergler

**Accountant:** Grace McGee

**Residents:** Wayne and Carlene Vandyck, Susann and Steve Ebberts, Deborah Hutchins

### **Actions taken since last meeting:**

**2/14/22** The Board approved the addition of a window on the side of 810 Sloop Pointe Lane. The window approved is identical to existing windows. Work done by Top to Bottom.

**2/16/22** The Board approved having Sam's remove a dead plant by the deck behind 825 Sloop Pointe Lane.

**2/26/22** The Board approved the landscaping request for 624 Settlers Lane based on owner paying for changes.

### **1. Financial Report**

**Grace McGee/Mary Lowrance**

- The Board reviewed the Profit & Loss Statement and Balance Sheet through February.
- The Board reviewed the status of HOA dues payments.

### **2. Insurance**

**Mary Lowrance/Nancy Brickman**

- Mary Lowrance is checking for any owners who do not have updated homeowners and wind and hail policies in February.

### **3. Pond**

**Bruce Yergler**

- The Board discussed the report that the timer for the fountain was changed and moved. Malin irrigation is not involved with the pump for irrigation that draws water from the pond and hasn't worked in that area as far as we know. The fountain was replaced a year ago and has a two year warranty. We will follow up with the pump manufacturer to seek warranty replacement.

### **4. Architecture**

**Peter Beardsley**

- The Board discussed a request from owners at 657 and 653 Sloop Pointe Lane for window replacements. The windows requested do not match the original windows and Bruce Yergler moved that we not allow plain glass windows. If the owners who requested the change do not wish to amend their request, the Board will take this question to the 2022 Annual Meeting for a community vote. Mary seconded. Passed.

### **5. Landscaping**

#### **-Irrigation Update**

- The Board is waiting for a report from Rainwater Solutions on the assessment at 614 Sloop Pointe Lane. They are evaluating the effectiveness of the system already in place and cleaning the pump and drains if necessary.

#### **-Storm Water Mitigation**

- In response to questions about run-off water into pond, Wayne Vandyck spoke with the Fire Department who reported they had not pumped water from our retention pond in the past. They did respond that they would respond to requests from homeowners in Kure Beach if they were experiencing threatening flooding and they were able to pump water away from a residence. He is waiting to hear from Public Works.

The Board is continuing to investigate the necessity of having a plan to pump water from the pond into the ditch on the MOTSU property.

**-Landscaping**

Deborah Hutchins inquired about when something would be done in the area at Kure Village Way and Sloop Pointe Lane. The Board has committed funds for repairing/replacing sections of the irrigation system that were not functioning correctly as well as major repairs to three areas in the Keys that have been experiencing serious flooding issues near the homes. Other major projects have been tabled in order to use our funds to take care of these issues. In order to stay within budgeted funds, new plantings and other beautification projects are on hold while this work is completed.

**-Tabled until Lollo's return:**

-Tree trimming behind 653 Settlers Lane and 805 Sloop Pointe Lane (Catherine Blankenship submitted a report on the Settlers Lane property.)

-The Landscape Liason Team's report on the identification of properties for the first phase of the Beautification Plan.

**6. Rules & Regulations**

-No current concerns

**7. Other**

-Mary will follow-up on termite inspection at 641 Sloop Pointe Lane.

-The Board has been unsuccessful in recruiting volunteers for open positions. Mary Lowrance will be traveling and possibly will not have access to the internet to attend meetings. Bruce Yergler moved to continue until the Annual Meeting with the following positions:

Bruce Yergler – Interim President, Pond Chair

Lollo Eriksson – Landscaping Chair

Nancy Brickman – Secretary, Insurance

Mary Lowrance - Treasurer

Nancy Brickman seconded. Passed.

The Board also discussed checking with nearby neighborhoods to see if they employ management companies to run their communities. Wayne VanDyck and Susann Ebberts volunteered to do this research. We are planning on interviewing local companies to see what changes would take place in the Keys if switch to a company. Immediate feedback was that we are still required to have a Board and we would lose our own office staff, as the management company would be in charge of finances and also contractors who service our community.

The Board thanked Mary Lowrance for the time and expertise she has given to lead our community through major changes and projects.

**8. Date for next meeting:** April 12, 2022 @ 5 pm