

# Keys at Kure Beach Homeowners Association

## Minutes

**June 21, 2022 5:00 Clubhouse and via Zoom**

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

**Accountant:** Grace McGee

**Keys owners:** Ken Richardson, Gary Glossop, Wayne VanDyck, Sara Dodson, Diane Dougan

### **Board actions since last meeting:**

5/16/22 The Board approved a request to replace rear window and pressure wash and paint deck at 664 Settlers Lane. Work to be done by Steve Gifford.

6/12/22 The Board approved the May minutes.

6/14/22 The Board approved the installation of attic vents at 629 Sloop Pointe Lane and 642 Sloop Pointe Lane. Work to be done by Steve Gifford.

6/21/22 The Board approved a request from the owner of 810 Sloop Pointe Lane to replace their garage door with an identical door.

### **1. Financial Report**

**Grace McGee/Mary Lowrance**

-The Board reviewed the Profit & Loss Statement and Balance Sheet as of May 31.

-The Board reviewed the status of HOA dues payments/liens and Grace will follow up with owners in arrears.

-The Board will begin the 2023 budget process in July.

### **2. Insurance**

**Grace McGee/Nancy Brickman**

-Despite an email alert to owners, there are now ten policies that have not been updated with the office. Nancy and Grace will follow through with reminders/fines.

### **3. Pond**

**Bruce Yergler**

-The fountain is still clogged with vegetation and currently Steve Ebberts is checking on the water flow and cutting it off if necessary. A timer has been ordered and the goal is to have the fountain running from 7 am to 7 pm. Ken Richardson is checking with someone with a kayak to see if removing the grate under the fountain is a possibility. The RPS representative has recommended no more repairs this year and looking at ways to kill vegetation to solve the problem. Ken will also discuss the depth of the pond with neighboring communities.

-Ed Wilkinson questioned whether we have a drainage mechanism in our pond in case of a Category 2, 3 or 4 hurricane. Our research has shown the pond has not been drained by either the fire department or Public Works in the past. Visible inspection by Ken and Lollo revealed that the outflow mechanism is working and will open up when the water level reach a certain height. The Board found no reason to actively test the outflow mechanism since the water level has never been threatening the properties and technically

everything seem to be working well. Additionally, the Board does not want to move water out from the pond given its low level of water.

#### 4. Architecture

**Peter Beardsley**

-The Board did not approve a siding repair request (using Hardie Plank) from the owner at 837 Sloop Pointe Lane.

#### 5. Landscaping

##### -Palm Trees

**Lollo Eriksson**

-The Board has a proposal from Fitness Tree for \$2,600 for annual maintenance on 52 palms. Mary moved we move ahead with the work. Nancy seconded. Passed.

##### -Gutters

-The gutters on homes around the pond look good, however the outer circle of units is not in good shape. Lollo talked to a Carolina Beach firm who proposed charging \$849 for one unit (\$12, 974 for all the Keys). The Board also discussed asking volunteers to help with gutter cleaning but decided using ladders and possible damage to gutters mean this is not a good alternative. It is up to each owner to clean gutters, especially in areas where drainage projects have been completed. Gutters can also be covered at a minimal cost to the owner.

##### -Sinkholes:

-The Board discussed a plan to address the sinkhole located near the water tower at the corner of Settlers Lane and Sloop Pointe Lane. This needs to be a joint effort with the Village and Bruce will contact Jeff Martin before setting up a meeting with town representatives. While the sinkhole is on town property, the town's attempts to stop the erosion by dumping soil and sand into the sinkhole has led to more erosion into our pond. Rainwater Solutions estimate for repairs to broken tiles is \$1,698.

- There is one sinkhole behind SPL near the large Live Oak the on pond side that needs to be addressed. There is another sinkhole between 632 and 636 Settlers Lane right on the walkway between the properties that also needs to be addressed.

##### -Update on irrigation work

-There is a price increase on covers for backflows. We will need 27 covers at \$240 each. The total cost will be \$6,480 plus \$900 for installation for a total of \$7,380.

-Estimate on proposed drainage project behind 813, 809, 805 and 801 Sloop Point Lane: Rainwater Solutions has given us a proposal, similar to the one done at the other end of Sloop Pointe Lane, for a cost of \$3,959. This would drain on Anchor Way. This project has been approved by the Board.

-Additional needed repairs are adding to the cost of this project. The estimated cost for the blow-out is \$3,800, with an additional \$3,000 for new repairs and the close down. There has been approximately \$5,000 in material cost increases and unanticipated major repairs at several locations. Money will be transferred from Unallocated Reserve Funds for the anticipated total cost of \$30,803.00

-The irrigation system around the pond is separate from the system that is being rebuilt/repaired and is not working. It will have to be rebuilt. Lollo will get an estimate on this.

##### -Review of active requests:

-664 Settlers Lane – Grading/mulching around the front foundation is high and is covering the front foundation vent. Pull back grading/mulching from foundation. The work will be done on Wednesday, June 22.

- 829 Kure Village Way – Shrub trimming and removal of 2 volunteer palm trees is completed.
- 681 Settlers Lane – Power to irrigation clock has been repaired.
- 813 Kure Village Way – Remove and replace corrugated flexible piping attached to downspout. Work will be done on Wednesday, June 22.
- Liz Heubel request - Cleaning of common area behind 829,825,821,817 Sloop Pointe Lane will be done Wednesday, June 22.
- 801 Kure Village Way – request to trim trees around pond
- 805 Sloop Pointe Lane -- Multiple requests for trimming, drainage work and grass planting. The landscaped area at the corner will not be addressed until the valve/irrigation problems are solved. The Board is following Fitness Tree's recommendation for light trimming on the live oak trees in our community. Rainwater Solutions will address the drainage.

### **-Grass Replacement**

- The Board discussed a test area of centipede grass and got an estimate from Barefoot Lawn Service (\$2,905). This could be expanded later. The irrigation must be repaired before this is started and Wayne is getting a proposal from another company before we make decisions on what exactly we need to do with our lawns, how and with which provider.

## **6. Rules & Regulations**

- Schedule review for updated Rules & Regs written in 2021:
  - Homeowner input (June-July)
  - Update current version (August)
  - HOA discussion/consensus on final draft (September)
  - Present and vote on at Annual Meeting

## **7. Other**

- Discussion on Kevin McKoy's management company report to the Board via 5/24 email is tabled until the next meeting.

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