

Keys at Kure Beach Homeowners Association

Agenda

September 13, 2022 5:00 Clubhouse and via Zoom

Actions taken since last meeting:

8/21/22 The Board approved adding \$150 to the HOA budget for purchasing Quickbook Pro software for the computer recently purchased for the office if updating becomes necessary.

8/26/22 The Board accepted an offer from Canady to extend our current bond for two additional years with the same inspection fee (\$5,520) and all warranties. A new contract would go into effect in 2025.

8/29/22 The Board approved a motion to hire a Property Management Company at a cost of \$8280.00 annually, pending contract approval.

1. Financial Report

Grace McGee/Mary Lowrance

- Profit & Loss Statement and Balance Sheet through August, 2022
- Status of HOA dues payments/liens

2. Insurance

Grace McGee/Nancy Brickman

- Update for October/November

3. Pond

Bruce Yergler

- Update

4. Architecture

Peter Beardsley

- Exterior change request for 554 Anchor Way

5. Landscaping

Lollo Eriksson

- Irrigation**

Miscellaneous small requests for repair and one bigger valve job in the month of August.

- Lawn Care**

TruGreen started application in the "test area" on Sloope Point Lane between Settlers Lane and Anchor way in July. The program will be extended to the front lawns of all Keys homes beginning this month (September 2022)

-Landscaping

Regular maintenance program conducted during the month of August. Starting this month (September 2022) regular maintenance program will be combined with special projects every second week.

Requests received from 805 Sloope Point Lane to remove and replace a distressed Dogwood due to lack of water and too much sun in the front of the property. The homeowner wants to get further help with the grass which is not growing as expected in the back of the property after the drainage project was completed.

Two Dogwoods at 644 Settlers Lane are in distress with brown leaves due to lack of water and too much sun.

-Sinkholes

The Board has voted to go ahead with repair of three top priority sinkholes in 2022 located beside the water tower, Live Oak at southern end of the pond and at the side of 632 Settlers Lane. All three sinkholes need new evaluation and estimates from Rainstorm Solutions.

Water tower sinkhole: Ken Richardson and Jeff Martin (president of Village HOA) are meeting with Jim Mesimer, the head of Public works for the town of Kure Beach on Friday morning 9:00 A.M. September 30 by the water tower sink hole. Bruce Yergler will be in attendance as well. We propose that that Ken and Jeff work with the city on this project.

Live Oak sinkhole: Evaluate the need to cut down the large Live Oak tree as a mean of stopping the roots from further damaging the drainage tile before initiating repair of the sinkhole. The Board need to discuss the best way to involve the neighboring HOA before initiating any repair activity. If it is decided to cut down the Live Oak tree a permit from the town is required for a cost of \$25.

Sinkhole between 632 and 636 Settlers Lane: Repair require new evaluation and estimate by Rainstorm Solutions

-Tree Service

No tree service during the month of August. A new request has been received from 649 Settlers Lane to trim branches of the tree in the back away from the building.

-Remove aging dogwood trees behind 632 Settlers Lane

-Storm Water Mitigation

Possible sludge in the newly installed PVS pipe connected to the downspout in the back of 817 Sloope Point Lane causing overflow, pooling and slower draining of water during stormy conditions. Need to be looked into by Rainstorm Solutions.

6. Other

-Termite Inspection

7. Final details on preparation for the Annual Meeting

-Update on PM contract negotiations

8. Date for next meeting: Annual Meeting/Saturday, October 1, 2022, 10:30 AM