

## Keys at Kure Beach Homeowner's Association Agenda

Thursday November 9, 2023

9:30 AM @ the Clubhouse and via Zoom

### Attendees:

- Board Members: Eve MacCurry, Lollo Erickson, Frank Watkins, Russ Timmons
- Office Staff: Kim Garguilo.
- Homeowners: None attended

### Agenda:

- Opening: Russ opened the meeting at 9:30
- Review of Annual Meeting Minutes: Minutes will be published presently in draft form and be approved at the next annual meeting.
- Review and Set of Agenda: Kevin should attend the meetings in the future. Outreach for a replacement for Grace.
- Board Actions Since Last Meeting: The Board approved the following: a roof and a mini split. Details are listed under architecture below
- Financial Report
  - Review of budget: Kim gave the financial report. The bills that were not ordinary included the termite bond. Kim also reviewed the P&L statement which was positive. The Board discussed the main drains on the budget which were water and power. Irrigation is about to be shut off for the winter. HOA dues are providing income as well as investments.
- Insurance
  - Review of owners who have not yet provided proof of insurance: Kim is following up with owners. One owner who had been delinquent provided proof and paid a fine.
- Pond
  - Pump House: The fountain is not running. The Board will contact Kevin to investigate. Jeff Cline fixed it in the past.
- Architecture
  - Review of Requests:
  - Approved roof for Peter Beardsley and Joyce Barnwell.
  - Approved Pat and Deb Brennan mini split.
  - Approved windows for Nancy Brickman.
  - Nick and Becky Hingtgen want to enlarge their deck. The Board is considering approving this as an exception to the rules after the Board visually inspections.
  - Tonya Brown is repairing her deck. This is approved.

- Gazebo repair and progress: Wayne VanDyck has been doing a lot of work including painting. Perhaps another material for the railings should be reviewed. A meeting including Kevin and Steve from Top to Bottom and other contractors should be convened to see what can be done.
- Landscaping
  - Management of Recent Requests.
    - Review action plan of recent requests
  - New Requests involved tree pruning.
  - Regular Maintenance: Winterization is being considered but may not be necessary. All that maybe necessary is turning off the water and draining the pipes. Lollo to follow up with Kevin and Jeff Cline.
  - Irrigation
    - Repairs and maintenance of the irrigation system. Lollo is discussing needed repairs with Mike Malin. Lollo will send a list via email for Board approval. Lollo discussed matters with Mike.
  - Tree Service:
    - Tree requests were reviewed. Two magnolia trees need pruning. Minor tree services are needed. Lollo will check to see if Sam's can do it.
    - There is \$400 left in beatification budget which Lollo has a plan for to beautify a property on Settlers Lane which needs new plants.
  - Storm Water Projects
    - Russ reported no meetings for a couple of months with town committee.
    - Repairs of the lawn between tennis courts and water tower. Lollo will follow up to see if follow up is needed. Perhaps it needs to be looked at in the spring.
- Other
- Termite inspection: Report was sent to the Board. Kevin will follow up.
- Roofs
  - Fortified roof grant applications due date is coming up.
- Date for next meeting. December 14@ 10:00.
- The meeting adjourned at 11:00