

Keys at Kure Beach Homeowner's Association Agenda
March 13, 2025
11:00 AM @ the Clubhouse

Attendees:

- Board Members: Eve MacCurry, Lollo Ericksson, Frank Watson, Pat Brennan
- Office Staff: Kim Gargiulo
- Network Realty: Kevin Mckoy

Agenda:

- Opening: Eve opened the meeting at 11:00
- Approval of Feb. Minutes: Minutes approved.
- Review and Set of Agenda.
- Actions since last meeting: The group noted that it looks like the town will be repairing the curb on Kure Village Way so no further action is needed at this time.
- **Financial Report:** Kim noted that all February expenses were typical and that we are currently on budget. The stone boarder project is being paid through long term maintenance funds. One owner continues to be delinquent on paying their dues and now owes \$1,380. The group disused filing a lien, increasing late fees and potentially withholding Kure Beach Village amenity access. The Keys late fees are \$5 per month per dues owed. The maximum amount permitted by the state of NC is 10% of any unpaid assessment. Kim will review the Keys memo of understanding with the KBV Board to discuss if KBV privileges can be revoked until the Keys payment is made. We will discuss a plan of action at the next meeting to collect this payment.
- **Insurance:** Kevin reported that many owners turned in their proof of insurance last month. He is continuing to follow up with owners who are past due.
- **Pond:** Frank reported that he has reached out to Dragonfly to set up a meeting with them to discuss their services. Eve will meet with them today if they are available and report back to the group.
- **Architecture:** There have not been any new requests since the last meeting.
- **Landscaping:**
 - Lollo reported that the landscaping committee met in February (see attachment below for Landscaping meeting notes)
 - Additional landscaping notes: Bob reported that there was another leak in the garden area near the stop sign at KVV and SP and Jeff Cline has repaired it. Bob placed reflectors near sprinkler heads in hopes that owners will not drive over the sprinkler heads. Bob reported that Sam's was not able to move the grass from the guardhouse area. The red dragon tree was planted in memory of Dave Rickards.
 - Lollo noted that he will be looking at areas in need of the approved privacy fence and will report back to the group next month.

- **Gutter guards:** The board approved payment of gutter guards between 558 Anchor – 622 Sloop. The guards were needed to help with the storm water mitigation project completed by Rainstorm solutions in December. Pat is interested in having the HOA purchase gutter guards for the homes on Kure Village Way. The board will review this need, although per the Keys Rules and Regulations, gutters are the owner's responsibility. The board will see if tree trimming behind the homes on Kure Village Way will help with those gutters as a first step.
- Date for next meeting: April 10 at 11:00am in the KBV Clubhouse
- Adjourn

Landscaping: Summary of Planning Meeting February 28, 2025

1. Timing for Mulch and Straw
 - a. Targeting week of March 24-28
2. Irrigation Turn-On
 - a. Targeting week of March 31-April 4
3. Fitness Tree Timing
 - a. Targeting Thursday June 19 for Fitness Tree to come out and do Palm tree trimming and other agreed upon tree trimmings. Rember to send notification in advance of June 19 to all homeowners and renters. Lollo to agree with Mike at Fitness tree to come out for a joint walk-around together with Bob to identify trees other than Palm trees that need trimming. This should preferably be done in April to give ample time to discuss with homeowners should there be a need.
4. Beautification 2025
 - a. Bob has identified certain locations in need of SOD placement (Kure Village Way and Slope Point Lane).

- b. There appear to be SOD left over at a construction location on South Carolina Road that we may be able to take over or buy for a low price.
- c. Look for depressions in the area that may need topsoil and SOD.
- d. We should work with Sam's in the month of March to make sure they focus on cleaning and open up plant beds as per guidance from Bob.
- e. In agreement with Mike Smith, we shall organize for Sam's to move grass plants from Kure Beach Village entrance to the pond area (locations TBD).
- f. Bob to mark select areas and existing plant beds for new plants.
- g. Lollo to review common areas in front of properties on Settlers Lane and Kure Village Way that seem to be in need of additional beautification. Suggest type of plants for each property.
- h. Bob to review common areas in front of properties on Slope Point Lane and Anchor Way that seem to be in need of additional beautification. Suggest type of plants for each property.
- i. Budget for 2025 beautification set to \$2,100
- j. Ideally, all planting should be completed prior to mulch and straw applications (March 24-28).
- k. Memorial tree and plant location identified for Dr. Dave's remembrance.
- l. Identify a few properties where privacy solutions may be adequate to hide garbage and/or other items stored adjacent to the property (HOA to finance).

5. Other

- a. Springtime front and back lawn treatment: Early April including fertilizer, weed control, and pre-emergent weed-control. Bob and Lollo to guide Sam's for the applications by dividing the area into zones:
 - i. Settlers Lane, wood side (front/back)
 - ii. Settlers Lane, pond side (front)
 - iii. Kure Village Way (front)
 - iv. Slope Point Lane and Anchor Way, ocean side only (front/back)
 - v. Slope point lane, pond side only (front)
 - vi. Entire area around the pond.
- b. Early summer application of lawn treatment (fertilizer and weed control) targeted for mid-June (following the same zone split)
- c. Identify need for gutter protection at properties associated with drainage projects on Slope Point Lane.
- d. Landscaping resource: Check Marketplace on Facebook for low price landscaping materials.