

## Kings Cove Neighborhood Association

Sunday, June 14, 2020 @ 11:00 a.m.

### Board Meeting Conference Call Minutes

#### Attendees:

Donna Maurer - President

Bill Fiore- Vice President

Carolyn Inhoffer-Montes -Treasurer

Terry Burt- Secretary

Dennis Thompson - KCNA Manager, Thompson Realty

Donna called the meeting to order at 11:02 a.m.

#### Agenda:

1. Review Previous Minutes - Approved by Board, posted on website

2. Financial Review:

- Determine correct Reserve amount required - To determine accurate reserve, Board is waiting for sprinkler estimate, anticipate receipt by early July. Plan to reimburse is noted in April minutes.
- New Year Budget 2020-2021- no issues
- Review Monthly Report

Carolyn stated year to date, current budget appears over budget, pointing out that the actual for electric, property insurance, landscaping ground maintenance, etc.

Dennis explained that the program he is using divides the total by 12 months. The current spend is correct and year end will not be over budget. Additional landscaping is an item that may need to be addressed later. Most of the expenses are paid upfront, causing the appearance to be over budget with the 12 months divide in the program.

3. Open Issues from April Meeting:

#### Monitor Reserve

Dennis stated that we are on target for replacing the 2019 \$40K, \$9K was replaced in February, which was the balance of \$11K, another 2K was deposited in March. Each month \$750.00 will be placed in reserve so that by end of this FY the \$40K will be cut in half. This plan will continue until reserve reaches the correct amount.

#### Replacement of signs (No Trespassing & Dog Waste)

Bill stated that and board agreed that a few signs do not need to be replaced. Signs along Lagoon need to be replaced. It was asked if the signs should smaller or the same as what is currently there?

Donna said to replace what is there and Board agreed

Dennis will have his employee; John replace those signs.

#### Finalize Berm issue:

*Steve from Fresh cut had previously noted concerns with sprinklers in this area, if not addressed he feels the berms will at some point wash away. He suggests topsoil and plants as tree will fail.*

Donna stated that Steve says there are sprinklers in there, will fail sooner than later. Worse one is behind 317, root system exposed. It was recommended to plant pachysandra here. We do not want to replace trees, right? Pick the worse then follow Steve's suggestion.

Carolyn having not seen these berms deferred to the experts.

Donna asked can we say this is a priority, ask John to give us a cost on the worse two berms as start to improve this area. Then we can determine priorities. Donna can meet with Fresh Cut when they are here to walk with them. We can address the other berms on at later date.

Dennis will contact Fresh Cut on this matter and arrange a time and date.

Enclosed Deck Showers - 7 Gull response to letter sent after April meeting. We asked for evidence of approval.

Bill stated that four others were found during inspection.

Donna noted though research over the year's some homeowners were given handicap approval. New owners got those showers by default. We should abide by our regulations.

Carolyn agreed with Donna. If we allow now, we will have to determine proper guidelines, Bill mentioned that Horizon has larger decks than Shipmaster/Gull Cove development and Horizon has three (3) enclosures.

Carolyn stated that as a Board member she was involved with one (1) handicap approval and was not aware of the other two (2). End Units could not have deck showers and would need to have them on the property, how far would we go to allow showers?

Donna felt that we should keep the regulations as they are and for those that were approved, they do not need to be removed. Board should handle showers on a case by case request from homeowner. All agreed.

Dennis said that the homeowner of 7 Gull Cove did not respond to his letter requesting evidence of approval. Dennis will send a letter to the homeowner stating that since they did not respond to the Boards request they are mandated to remove the enclosure.

Committee of 3 to review homeowners request to appeal Board decisions for modifications requests/violations, etc.

Board agreed since we currently have no disputes, we will ask for volunteers should a dispute arise.

Fresh Cut- Finalize berm issue, sprinkler estimate for reserve (See June 10 notes) within a month.

Maintenance of the open lot on Gull Cove; we previously discussed the need for the property to be maintained and contacting the township to help resolve. Covid-19 has delayed contacting the township office.

Status of American Flag at Shipmaster Entrance, has updated COVID-19 restrictions allowed flag company to work again?

Dennis said the flag company has just reopened and he will contact them this week to take care of this.

Donna mentioned Horizon circle has a flagpole that is city owned, there is no flagpole at the Horizon entrance.

Dennis said we had a flag on the city pole and had to take it down because our insurance would not cover us for injuries should someone get hurt on the city property.

It was mentioned that two years ago, the board attempted to work with the city and have them maintain this property and put up a flag. The city objected and was supposed to remove the pole. The pole has not been removed.

When city reopens, Donna and Terry will try again to work with the city to have them maintain the property and put an American flag up.

321 Arbegast grass damage- Was John every given notice to sod the area based on his quote of June 1 to sod or seed?

UPDATE: Prior to this meeting, sod was installed on June 9, Steve stated it will be watered several times a day for several days before moving to the once a day zone schedule.

#### 4. New Issues brought to our attention during walk around with Steve on June 10th

Donna noted that the meeting with Steve was very productive. Steve appears to be deeply knowledgeable. He pointed out problems with the backflow that need to be 18" above highest sprinkler. He stated there are seven (7) backflows and a ballpark cost of \$200 each to correct the problem.

Carolyn and Dennis stated that this is the first time they were hearing of this issue. Previous sprinkler companies did not point this problem out to the board(s).

Board agreed that this issue needs to be done and a motion was made by Donna to move forward, all a seconded the motion.

Dennis will ask for a formal quote from Fresh Cut for approval by the Board.

There was a concern that this expense would cause us to be over budget and Dennis reminded us that we are permitted to use reserve for landscaping/sprinkler issues. He recommended not moving reserve money until we know for sure that we will go over the budgeted amount. All agreed.

6 Gull Cove- 5 Heads on side front side floods, need to correct sprinkler head placement  
Many places in Kings Cove are disproportioned.

4 Gull Cove- Lumber in back is sitting on sprinkler head causing water to lay there and kill the grass. - This will be added to the violations

3 Gull Cove - Barbeque grill over sprinkler head. This will be added to violations

315/317 Arbegast Cherry Tree in driveway divide, roots 6"-8" above ground running toward homes & sprinkler heads are under the roots. Tree needs to come down.

Donna noted seeping water causing major problem needs correction. We all felt this is the homeowners' responsibility.

Terry suggested that before contacting both homeowners, we get a cost for them to have the tree remove. Dennis will get a price from tree removal company.

318 Gull submitted an email stating sprinklers are on but both 316 and 318 sprinklers are not working and although the middle sprinklers are working they do not have enough pressure to reach the back corner or back deck.

Dennis will contact Fresh Cut and Donna asked Dennis to let them know a board member will go with them when they are inspecting this issue.

Why were we asked, via email, if we wanted the sprinkler system turned on daily or not, weeks ago when Steve was going to do what he thought best, regardless? Steve was having a hard time getting a handle without a schematic.

When notified that all sprinklers were working, it was immediately reported on more than one occasion that Arbegast sprinklers were not running. Why did it take almost 2 weeks for Steve to come out and find that there was an electrical issue, and it was fixed on the spot?

Please clarify 'why' we do not have a schematic on the sprinkler system. Past statements such as 'we gave it to Angerman', 'we gave to Marrone', they did not give it back? Is this not something to have had originally for the association and as a designation of our only capital equipment, being a piece of paper especially important to keep protected over time?

Dennis stated that he never had a schematic. Angerman did a narrative and may have given it to Marrone; however, Dennis does not have this narrative. Steve, during previous sprinkler meeting said he could develop a schematic for approximate \$2000,

Carolyn said it is important to have a sprinkler as the sprinklers are our only capital.

Dennis please provide this group with the detailed invoice/bill from Marrone for "repairs performed", for which the HOA paid \$14Kish.

Dennis email<sup>3e</sup> some details and will forward further information. He summarized the cost as Marrone pointed out there were no rain sensors, replaced timers, some areas not getting enough water so additional sprinkler heads were added.

Donna said, Steve pointed out during walk around the variety of heads, there appeared to be no rhyme or reason why they installed this way.

Carolyn pointed out that the information Dennis shared is about \$10,000 not \$14,000.

Dennis said he still working on this and will provide additional information on Marrone repairs and provide us with an accurate list.

Donna stated that our goal is to give homeowners as much information as possible for the annual meeting, so they see that we are working on their biggest complaints.

Donn also suggested we provide a separate sprinkler list for the annual meeting.

## 5. New Items:

### 2020 Violations:

Transparent Stain for decks, regulations currently do not permit this.

Board agreed that violations for decks will not include this language. Decks that need to be stained will be told to use the approved Blue or Brown deck stain colors as listed in the A&L regulations.

339 Storm Door installed by new owners later summer, early fall 2019 is a very dark gray color. This is not on the violations list. Is this acceptable?

All agreed that this will be listed as a violation; homeowner will need to paint the door white as per our A&L regulations.

What is the date letters will be sent to homeowners; date violations must be completed before fine begins.

Letters will go out by the end of June; violations will need to be completed by August 31st or fines will be imposed.

Three (3) homeowners with delinquent violations were noted in **BOLD** on the violations list.

6 Gull Cove      306 Gull Cove      4 Horizon

Should violations be imposed at the current time for failure to correct?

Dennis recommended a letter giving these delinquent violations the same deadline of August 31. If violations are not corrected their fine will be backdated to the 2019 deadline.

The fine amount would be \$50.00 a day for each violation.

Note: 305 Arbegast Dr. Remove all paint cans, buckets and propane tank stored under back deck was added to the working list by T. Burt. Paint cans have been under deck for more than a year but were not noted on the 2019 worksheet. However, this was on the 2018 violations list. Also added, replace missing screen upper front window, fix weather stripping sticking out on upper front window.

It was agreed that the items under the deck that were not removed in 2018 is a delinquent violation and should be included with the three (3) above mentioned delinquent violations.

Website - User Friendly - Purchase Acrobat Adobe? Dennis will contact the web person for more details.

Donna suggested the development of a blast email to all homeowners for when we do things like update the regulations, or just to send general information on what the board is working on to eliminate the numerous emails and reduce mailings.

Dennis said he does not have everyone's email but could try to start a list.

Donna suggested we ask for homeowner emails at the general membership meeting to help build a blast email group. Carolyn agreed that this is a great idea.

Reimbursement to homeowners for work they voluntarily perform

All agreed if a homeowner submits a request first, before performing any work to the general property areas, we will consider and vote as board.

300 Arbegast Weathervane - Approve or Disapprove

Carolyn was not in favor noting the need to keep roofline clean like we have in past. Board agreed with her noting the current regulation and disapproved this request.

Dennis will send homeowner a letter denying this request.

The truck and trailer on the "public road" on Harbor Beach Cove. The trailer is no longer parked there. Harbor Beach Cove is a public street which is where the truck is parked. Carolyn looked at previous notes stating vehicle cannot park in front of private home and it is not parked in front of a home. Terry noted that the police cannot ticket the truck with the business sign because the tags/registration are not registered as commercial tags.

It was suggested that we try to bring back the Cove-A-Teer newsletter to inform homeowners of our progress, ask for homeowners' email addresses and current mailing address. Maybe bring it back this year noting inspections were completed and give updates on the sprinklers and landscaping, Board will send articles to Terry by the 3rd week of June to include with violation letters and separate mailing to those without violations.

Carolyn asked for an update on the Verizon box in front of 52 Horizon. Bill had made several calls to Verizon over the winter. They merely black taped the box. Dennis will call Verizon to see if he can have the box replaced or removed if it is not in service. Carolyn 52 Unit.

If COVID-19 restrictions are lifted, Donna requested and in person meeting rather than conference call. Traveling back to the state has been a challenge for Carolyn, however she will return on June 22 departing July 21st. It was determined that the next meeting will be Wednesday, July 15th at 6:00 p.m., at 315 Seashell Wednesday.

Donna officially adjourned the meeting at 1:10 p.m.