HOA Meeting
3.2.22

Donna called the meeting to order at 6:02 pm

Attendees:

Donna Maurer - President
Ken Metzner – Vice President
Carolyn Inhoffer Montes - Treasurer
Fred Hess – Member at Large
Dennis Thompson – Property Manager
Louis Ezzie - Owner
Don and Kathy Aubert - Owner

Minutes were approved

Financials

Dennis reviewed for year end

$1808.1 in Checking
$78, 629 in reserve
$80,437 in total

Carolyn stated given actions taken we are in a good position moving forward, ensuring things are in place to effectively provide for the future of Kings Cove aesthetics and capital.

Mr. Ezzie told the board he volunteered to be on the inspection committee. Donna Maurer thanked him for doing so. He said in light of Joe Maxwell's resignation he would be willing to be the chairman. Donna explained that the members of the inspection committee should choose a chairperson among themselves. He asked what the committee responsibilities were. Donna gave an overview and stated the checklist should be their guide and that the board would be meeting with the group in early April to review their role. Mr. Ezzie Asked about several modifications he has noticed. Examples were: shower enclosures built over the winter. An addition, a house with no shutters. Donna explained residents should report anything that appears new or a modification or any construction to Thompson. The Board encourages all residents to do the same. The Auberts were at the fall general meeting and enjoyed and attended without questions just were interested is what was happening. The only question they had was when are our meetings held and could they always participate via zoom. Donna explained they could zoom it helps us so we don't have the expense of paying for a location.

Open Position

Board unanimously feels they want to fill the vacancy on the Board with someone with secretarial skill set. The Board will develop list of skills necessary to backfill the position of Board secretary. Dennis would send an email to owners upon return from his vacation.

Irrigation Schematic:

Dennis will speak with Greg/Evergreen, the schematic can be downloaded to a smart phone for future use.

Carolyn confirmed she's updated Greg about the private lot of 60 Horizon Lane, the work and payments related to this piece land.

It was agreed that mulch would be laid mid April and Greg will present sample options for us to decide upon at April Meeting.

A check was cut and is ready to be sent to Fresh Cut once Greg signs off on the next steps. Dennis asking him if he can attend April meeting.

Annual Dues
$76,848 113 units, 1 unit paid in February, all will be processed by April Meeting.

Property with Black Spindles, what's the update? Dennis sending a 2nd polite email asking them about their review and timeline to get back to
6 Horizon, solar panels, no word since our last meeting.

Newest property asked about solar panels. They were sent the request form to complete.

Conclusion of Open Session:
Donnas asked Don Aubert (#29 Horizon Lane) and his wife if they have any other questions. Don asked the name of the new company. Donna replied: Evergreen is the name of the new landscaper, located in Egg Harbor Twsp. Don's glad we taking a good look at mulch. Don suggested cedar brown mulch works out well as it's natural. It may be a little more expensive but it seems to hold up better.

Moved into the Closed Session.
Elizabeth called Dennis to see if she was appointed. Dennis said we'd get back to her by the end of the week. The Board consensus that two people from the same household cannot participate on the

Dennis is going to send out a letter to the Inspection Committee members. The Board will have quick 10-minute meeting with them to review expectations and the checklist.

Dues of Deceased
Checks of the estate are in the mail. Board approved leniency of the late fee for the death of the owner, given both checks clear.

300 Arbegast Lower 1st floor, stucco work being done, no modification request was put in. Must be put in.

Seashell unit that lacks shutters, Board asked Dennis to follow up with them again as Donna shared with owner where to get the shutters to confirm status on timing.

Reminder email to owners, that REPAIRS require a modification form. Ken mentioned that the Guidelines should include the word 'repair' and mention what should be done when inquiring about Solar Panels. Ken will update the A&L

318 Seashell, two years in arrears. Action will be taken if payment is not made by the 15th.

Next meeting April 6th at 6pm at Donna's residence. Inspection committee will be brought on via Zoom at 6pm. Board to meet with the Landscaper to meet at 5:30pm on the 6th.

Adjourned 7:09pm