

# **Kings Cove Neighborhood Association**

Board Meeting via Zoom

March 1, 2023 @ 6:00pm

## **Attendees:**

Dennis Thompson, Property Manager

Donna Maurer, President

Carolyn Inhoffer Montes, Treasurer

Paul Guercio, Secretary

Joe Maxwell, Member at Large

## **Agenda:**

1. The Board approved the minutes from the February 1, 2023 meeting.

## **Financials:**

1. Carolyn asked the following questions to ensure these items were in the minutes. Line items to further clarify the monthly financial report have been added. Water bills represent past year's summary, just like our individual bills do. This overage covers the time when we had to overwater to make up for dry conditions due to our broken system. With Steve in charge of the sprinklers moving forward, we anticipate the water bills being much better in the move forward. Legal overage connects to a lien / foreclosure property in our neighborhood that required a response to the court. Our budgeted insurance premium was a best guess estimate, as our agent hadn't received the policy quotes by the time the budget needed to be approved, therefore, we had guesstimated a bit below what the best policy offer ended up costing us. With the HOA insurance is trending, especially along coastal communities, we anticipate that

coverage will continue to increase year over year. Sprinkler repairs were over budget and contributed strongly to why we chose to move to a new sprinkler vendor. We anticipate this line item will be back in brought back into alignment during the upcoming 2023 season.

Landscaping costs were a bit over budget as well, given the additional treatments required post the soil sample results. Again, as a reminder....keep your dogs off the grass, the edges and other people's property. Have them do their business in the designated areas on the island. Meetings were slightly over budget. Though we saved a tremendous amount of money moving the annual meeting from the Community Center to the golf course club house, there were more than the monthly board meeting zoom/conference calls that were needed to address a few issues that came up urgently, requiring the Board to do a couple ad hoc meetings in between. That resulted in an overage, as each zoom/conference call meeting incurs a nominal cost as well.

### **Open Issues:**

1. The board addressed the incorrect paint color at 24 Horizon. After much discussion, the board determined that the problem is really between the contractor and the owner. Paul shared with us that the owner expressed to him that it is a huge expense to correct. However, the Board feels that the owner must work out something with the contractor that mixed the paint color and stucco together. It's clear to the Board that mixing the approved paint into a stucco finish will not produce the appropriate color. Dennis will get a letter to the owner.

2. The Board addressed the possibility of allowing Hardy cement panel board at 50 Horizon. A lengthy discussion was had by the board regarding the owner's request to use concrete Hardy board on the outside of their unit in place of stucco. The Board believes that it will require a vote of ALL property owners to make such a change, and there is no meeting scheduled at this time. Normally those meetings are usually held in October or November. Therefore, the Board will continue to study how using that material would impact the community. The Board will study the matter and have further discussions. Therefore, Dennis will notify the homeowner that there has been no approval for using that product. The pros and cons were briefly discussed by the Board during this meeting, we will continue to investigate and have further discussions in the future.

3. The Board addressed the monthly bullet point emails. The emails went out on March 1, 2023. The Board reiterated in the email that color samples are available upon request for the purposes of color compliance. The requests for those samples need to be made through Thompson Realty.

4. Joe updated the Board as to the status of the inspection committee. He said his committee is ready to go. All volunteers doing the inspections will have lanyards identifying them as inspectors. Joe also noted that each inspector will have a color sample packet for compliancy purposes, so that residents will be able to see during inspections if their colors are compliant.

5. Paul did address to the Board the possibility of proposing the use of vinyl siding or cement board for new repairs to address the moisture problem with a large amount of the older stucco finishes. Ken did respond in a prior email that he would be in favor of discussing this matter further

when he is present. This discussion will continue later when all the Board members are present.

The next monthly Board meeting will be April 5, 2023.

Meeting was adjourned at 6:50pm.