

Kings Cove Neighborhood Association
Board Meeting
December 6, 2023

Called to order 6:07 pm

Board Attendees:

Dennis Thompson – Property Manager
Donna Maurer – President
Joe Maxwell– Vice President
Anthony Melfi – at large/Chair Inspection Committee
Carolyn Inhoffer Montes – Treasurer
Paul Guercio – Secretary

Minutes:

- Minutes from the Annual Meeting on 11/18/23 will be approved in the near future after all Board members can review them.

Financial Report:

Operating \$15,881.38
Reserve \$81,604.29
Total **\$97,485.67**

- Dennis addressed a bank fee of \$20.00 that was incurred by The Board back in November. It was a cancelled check fee, which was later credited back to KCNA.
- Carolyn inquired about the HOA insurance increase because of KCNA's tight budget. Dennis stated that he should know something in the next two weeks. Dennis believes the insurance will increase based on current trends.

Open Issues:

1. Landscaping:
 - Proposals will be going out for landscaping only.
 - The Board agreed Sprinklers will continue to be serviced by Cycle Irrigation.
 - Donna stated that Steve Elias – Cycle Irrigation had referred a landscaping company (AE Landscaping) who would be interested in submitting a proposal for 2023-2024. Dennis will make sure that AE Landscaping receives a proposal form. Donna asked if AE Landscaping did a chemical treatment also, and Steve said he would find out and get back to The Board.
 - Dennis said the proposals would be going out on or about 12/13/23.
2. Violations:
 - Out of the 20 violations that were reported, only 3 people have not responded.
 - Dennis stated that the remaining 3 people need a strongly worded letter explaining that if they do not respond by 12/15/23, then their next letter will be a fine letter.
 - 30 Horizon sent an email stating that the required repairs were completed in August. Joe Maxwell will re-inspect this property to ensure the repairs were completed.
 - 7 Gull - completed all necessary repairs.
 - 38 Horizon – shutters need to be painted correct color. May 1st deadline.
 - 314 Arbegast – shutters, door and stucco need to be painted correct color. May 1st deadline.
 - 310 & 312 Arbegast still are not compliant. The Board will inquire what exactly they were cited for, and if they received an extension.

- Joe suggested that those residents who received extensions to May 1st should receive a letter prior to that date indicating that if the repairs are not completed by May 1st, then their fines will be retroactive. Dennis stated that the retroactive date will be December 15, 2023.
- Paul stated that he would reach out to the owners of 13 Horizon Lane and tell them to submit a modification request for the compliance work needed to be done.
- 403 Lagoon emailed Thompson Realty asking for an extension for painting the house which was not sent to the Board. Extension was granted to May 1, 2024.

3. Other Business:

- Carolyn inquired about either Dennis, or a Board representative have a conversation with Greg about resident concerns about the weeding this past year. Dennis stated that the Board should hold off on any conversations about Greg's performance until it is determined that he will be awarded the landscaping contract for 2023 -24. Donna stated that Greg did reach out to her and stated that he would perform an additional cleaning free of charge.
- Donna ensured that new Board Member Anthony Melfi received a New Board Member packet.
- Carolyn stated that she has been having conversations with April about several properties on Horizon Lane that have trailers in their driveways. April stated she would send out letters to the appropriate owners. Dennis will ensure this is done.
- Carolyn also addressed 31 Horizon Lane which has construction debris in the driveway for over a month. Dennis will ensure a letter is sent to that owner as well.
- The Board expressed their gratitude of the overwhelming majority of owners who brought their properties into compliance. That will be expressed in the December Newsletter.

Adjourned 6:55 pm

Next Board meeting: January 3, 2024, at 6pm, which we be held via Zoom.