

Minutes
King's Cove Board of Directors Meeting
August 22, 2024

Frank Moss called the meeting to order at 5:00 pm.

In attendance: F. Moss, J. Dettloff, L. Carrio, J. Hickman, P. MacTavish. J. Haugen by phone. J. Glover by phone. Also in attendance: Jim Dafoe (AMI), Jeff McCarty (MS), and twenty-nine co-owner/residents.

The regular minutes from the meeting of May 23, 2024, were accepted as written. The agenda was accepted as written. The July 2024 operating statement was accepted as presented.

Co-owner Comments:

Co-owner comments and questions discussed included the following:

- *DTE work-in-progress on replacement of aging/old lines.
- *Recent storm damage within the Cove and consequent trimming and pruning of trees and bushes. Jeff explained process for 'rejuvenating trim'. If co-owner wants to do their own trimming, must notify Maintenance Manager every year.
- *Gas surcharge process for units with shared gas meter.
- *Modification request process was explained relative to inquiries about installation of awnings, etc.
- *Speeding throughout the community.
- *Updating of play area equipment.
- *Request for pool heater to be on for additionally approved weeks.
- *Co-owner expressed concern about a possible unoccupied unit.
- *New co-owners came to observe a Board meeting.
- *Compliments to Jeff and Dave – our fine maintenance staff.
- *Comment about remaining rotten timber walls.
- *Snow removal last year, especially the sidewalks, was not satisfactory.
- *Concern about lamp post damage and garage lights.
- *Concerns about paint on screens.

Old Business:

Paint Creek Erosion Project: Mike Jahn explained the stream bank erosion and gave background of actions and phases so far. He also provided an update on meetings with potential contractors. Waiting on quote from Jackson Dirt Works. WH Canon & Anderson refused to quote. Inland did not respond to Mike's inquiry. Sinacori & Great Oaks have been approached but no response yet. PEA is willing to go forward with an hourly rate.

Pool Closing: The last day the pool will be open is Sunday, September 22, 2024. The pool company will close the pool on September 23, 2024.

Cement Work: RC Builders has completed cement work.

Paint & Wood Replacement: Supreme Building has completed paint & wood replacement.

Retaining Walls: Tundo has completed retaining walls that were scheduled for 2024.

Clubhouse Interior Cameras: Staco has completed installation.

Circle in Front and Clubhouse Landscape has been completed and bulbs will be planted in the Fall.

New Business:

Storm Damage/Repairs (Update). Jim Dafoe and Jeff have met with KC insurance adjustors on site. We are waiting for insurance company approval to proceed with repairs.

The meeting informally adjourned at 5:50 pm.

Submitted by,
Margaret MacTavish, Board Secretary