

MINUTES
King's Cove Board of Directors Meeting
General Meeting
December 5, 2024

Frank Moss called the meeting to order at 5:07 p.m.

In attendance: F. Moss, J. Dettloff, L. Carrio, J. Hickman, P. MacTavish. J. Haugen, M. Jahn. Also in attendance: Jim Dafoe (AMI), Jeff McCarty, (MS).

The regular minutes of the October 24, 2024 meeting were accepted as written. The agenda was accepted as written. The October 2024 operating statement was accepted as presented following a brief discussion regarding cash disbursements..

Co-owner Comments:

Twelve co-owners were in attendance. Comments included leaf removal timing and process; multi-year cottonwood tree trim/removal project; faulty/broken play area equipment; deteriorating steps at the pond; rail ties and retaining wall replacement project; and snow removal.

Old Business:

Clubhouse crawlspace flooding: Still working with contractors to determine best solution.

Only one erosion project estimate was received -- from **TSP Environmental**.

2024 storm damage repair is still in progress.

Tree update: A 4-year program for cottonwood tree trim/removal will be conducted with major safety related tree work done first. Jeff noted that he will share 'what work will be done and when' with co-owners if they wish to call him.

New Business:

A reserve study proposal/cost estimate was requested from **Building Reserves** company. Legislation currently pending in the Michigan House of Representatives would make obtaining reserve studies mandatory for most condo associations.

2025 insurance premiums increased by 67%.

The meeting informally adjourned at 6:15 p.m.

Submitted by,

Margaret MacTavish, Board Secretary