

Minutes
King's Cove Board of Directors Meeting
January 23, 2025

Frank Moss called the meeting to order at 5:05 p.m.

In attendance: F. Moss, J. Dettloff, L. Carrio, J. Hickman, M. Jahn (phone), J. Haugen, P. MacTavish. Also in attendance: Jim Dafoe (AMI) and Jeff McCarty (MS). The minutes from the regular meeting of December 5, 2024 were approved. The December operating statement was accepted as written.

Co-owner Comments

Two co-owner residents were in attendance. The Board responded to questions regarding the 2025 budget.

Old Business:

1. Clubhouse crawlspace flooding: Current anticipated plan is to redirect trenching and draining around the building. S&J and LPS Plumbing Inc. bids have been received.
2. Creek erosion issue: Mike received an addendum to the original PEA proposal and Jim will issue a work order to PEA no to exceed \$3960. Mike is awaiting a proposal from Great Oaks Landscape.

New Business:

1. Reserve Study: Jim Dafoe will coordinate arrangements for a ZOOM meeting with Building Reserves Company to answer Board questions about their proposal.
2. Removal/Replacement of Crabapple Trees: Jeff McCarty requested approval for this project. Cost estimate approximately \$2,500. **“Motion to approve requested funds for Crabapple Trees project.” (Haugen/Moss) MUA.**
3. Bush regeneration is being done by Jeff. An email blast will be sent to co-owners.

The meeting informally adjourned at 6:00 pm.

Submitted by,
Margaret MacTavish
Board Secretary