

King's Cove Board of Directors-General Meeting

Thursday, March 27, 2025

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

In attendance: F. Moss, L. Carrio, J. Hickman, J. Dettloff, and J. Haugen. M. Jahn by phone.

Also in attendance: Jim Dafoe (AMI), and Jeff McCarty (MS). The agenda was accepted as written.

Co-owner Comments

Three Co-owners attended the meeting, Stan Stachelski, Jean Boyer and Steve Grieser.

In addition to some general questions and comments, Mr. Stachelski inquired as to whether solar shingles might be of value to the King's Cove. This resulted in a general discussion regarding the inapplicability of solar installations in condominiums such as ours. Not being familiar with solar shingles, Jim Dafoe agreed to learn about the product.

In response to a question from J. Haugen concerning the high cost of gutters, J. McCarty explained how the new, more costly gutters would reduce the cost of future maintenance. Following this explanation, the February 2025 operating statement with cash disbursement was approved.

There were no minutes from the prior session to approve.

Old Business

1. Erosion Issue-M. Jahn reported three quotes had been received and a fourth is pending, which the erosion committee will review on April 11 to determine next steps.

2. Shrub Rejuvenation-J. McCarty reported approximately 50% of shrubbery in the complex requiring rejuvenation has been completed. Further rejuvenation is deferred until cold weather returns.

In response to a question, the cessation of snow removal and subsequent removal of orange markers was discussed among the Board. Additionally, the roaming of cats owned by co-owners was cited as an ongoing problem. Mr. Dafoe agreed to send an email to co-owners regarding both topics

New Business

1. Reserve Study-On site work will begin around April 10. Study results are expected within 4 to 6 weeks.

2. Clubhouse Roof-The work to replace the roof is expected to begin on Monday, March 31.

3. Clubhouse Deck Replacement-Work is expected to start the week following the roof work. In response to a question about outlets, J. McCarty confirmed that one had been installed between the two door walls.

4. Clubhouse Drain-This work is expected to start the week after the deck replacement.

Dates for work listed in items 2, 3, and 4 are all subject to weather conditions.

5. Kids Play Structure-The matter was discussed at length and the Board consensus favors replacement, subject to budget constraints. J. Hickman stated she had a contact that may be able to provide a fairly new (used) structure that might be more affordable. J Dafoe had identified some units available to purchase at a 50% discount rate; he will investigate further, along with the cost of installation.

J. McCarty reported on the water main break and a problem during repairs that resulted in many units being without water for approximately one hour. The emergency nature of the repair work did not allow for advance notification to these co-owners except for the single unit he knew in advance would be impacted by the repairs.

Repairs have been completed.

The General Meeting was adjourned at 5:45 PM.

The next meeting is scheduled for April 24 at 6 PM.