

Kings Cove Association Board of Directors Meeting Minutes

Meeting Date: April 24, 2025

General Meeting

Frank Moss called the meeting to order at 5PM.

~~Attendance~~
~~Attendance~~ F. Moss, J. Dettloff, M. Jahn, J. Hickman, L. Carrio- call in. -Board members

Absent: J. Haugen (absence approved)

J. DaFoe-AMI/Site Manager

J. McCarty-Kings Cove Maintenance Mgr

Co-Owners attending : J. Boyer, J. Roberge, P. DeGroot, J. Jackman, N. Hearold, K. and R. Allen, L. Swita, D. Wren

Motion to approve minutes of last meeting. All approved.

Motion to approve financials. All approved.

Co- Owner questions:

L. Swita asked whether the erosion work would impact her proposed new deck. F. Moss stated it would be addressed later in the meeting.

D. Wren mentioned a service in Warren, Mi that handles neutering of cats. All About Animals in Warren, Mi. Suggested we add the info to the Newsletter. F. Moss also mentioned that the April 24, 2025 issue of the Rochester Post has a good article on stray cats. May want to incorporate into the Newsletter article. Discussion about stray cat problem in Kings Cove. F. Moss mentioned that owners should abide by the regulations regarding pets.

Old Business

Erosion issue- M. Jahn provide an update on the contractor's quote status. 3 companies have quoted. An internal meeting was held April 11 to review the quotes. A review meeting will be held Friday(4/25/25) with Great Oaks to discuss their quote. TSP has not responded to our request to meet. We did not feel the erosion construction would impact L. Swita's property however we do not yet know all the details of the quote proposals.

Clubhouse roof has been completed. The clubhouse deck has been demolished but deck work is awaiting city approval of the design drawings.

The drain adjacent to the clubhouse has been repaired. Buried cement added to the cost but all work is now completed.

New play structure discussion. No news. J.Hickman is still investigating. J.McCarty mentioned it must be commercial grade.

New Business

Reserve study- The company hired, Andrew Bldg Reserve, has completed the initial survey of assets. The next step is to present the completed study. J.McCarty estimated 4-6 weeks to finish.

2025 Paint project – A walk around to review all buildings was completed. 12 buildings to be painted. Notices will go out to all affected. No start date was available yet.

Shred-it discussion. F. Moss suggested a possible Shred-It event in Kings Cove and possibly use as a fund raiser. P.DeGroot will contact Real Estate One to inquire about details and determine interest in a Kings Cove type event. J. DaFoe mentioned that AMI uses Bull Dog for shredding and will inquire about possibly using them.

General meeting adjourned at 7:12 PM.

Next meeting is May 29, 5PM.

M. Jahn

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