

King's Cove Board of Directors-General Meeting

Thursday, May 29, 2025

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

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

The agenda was accepted as written. The Operating Statement with Cash Disbursement Report was approved with the understanding that a GL entry for garage door replacements will be corrected to account #96000.

Co-owner Comments

Twelve co-owners attended the meeting.

The major item discussed was the increase in feral cats in the neighborhood. Jeff McCarty explained the process of collecting the cats to have them neutered and noted how they are returned to the same community.

Regarding last year's issue with mail theft, it was reported that the thieves responsible have been apprehended.

Old Business

1. Erosion Issue. Mike Jahn stated that a quote is expected in about two weeks from Villanova Construction. This company seemed very interested and spent an hour and a half looking over the site from both sides of the creek. None of the companies considered for this job have the equipment to work from the creek side. Villanova, if selected, would perform the work from both sides of the nearest building. Residents Linda Swita and Patricia Ozybko had their questions addressed. President Moss stated there would be a preconstruction meeting with affected co-owners.
2. Jeff McCarty gave an update on wood replacements made and plans to paint twelve buildings on Lantern, Paddle Wheel, and Autumn Lane in the coming weeks.
3. Clubhouse Drain. Work has been completed, and no flooding problems have been observed.
4. Kids' Play Structure. Judy Hickman reported on her efforts to find affordable used equipment. Jim Dafoe stated he would look into what another AMI community had done. In response to a co-owner question, Jim Dafoe clarified that costly commercial-grade equipment, not low-cost residential equipment, was required. Co-owner Hearold questioned whether removal without replacement was an option to consider.

5. Reserve Study. Jim Dafoe said we could expect the initial report early June.

New Business

1. The pool is open as of May 24th. Water temperature is maintained at 84 degrees, per Jeff McCarty.
2. The Social Committee has provided the dates for scheduled events in 2025.

Other

1. President Moss reported that a three-hour KC shredding event would cost \$895 plus any surcharges and agreed the Board would discuss the matter further. Co-owner feedback was positive.

The General Meeting was adjourned at 6 PM.

Submitted by:

Louis Carrio June 3, 2025

The next meeting is the Annual Meeting, June 26, 2025.