

King's Cove Board of Directors-General Meeting

Thursday, December 4, 2025

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

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

The agenda was accepted as written.

The minutes of the meeting held on October 23, 2025, were unanimously approved.

The October and November 2025 Operating Statements and Cash Disbursement Reports were unanimously approved.

Old Business

The "Shred" event in the Cove, 10 AM until 1 PM, April 18th, 2026, was confirmed.

L. Carrio inquired about the status of the following action proposed in October:

The Board proposed adding signage to the replanted areas:

"Unauthorized alteration of vegetation, landscaping, or trees STRICTLY PROHIBITED"

The Board also requested an email blast to ensure all residents are aware of the prohibition.

Regarding fines, the association is on hold pending legal advice.

New Business

Jim Dafoe confirmed:

- Play Structure installation is targeted for March/April 2026
- The 2026 Budget was released to co-owners on 11/7/2026
- Revised hours for the holidays during which he and staff will be off work:

December 22, 2025, noon until December 29, 2025.

December 30, 2025, noon until January 5, 2026.

The Board requested that this information be emailed to all co-owners.

The subject of insurance was discussed, including Loss Assessment Coverage and coverage for damage due to sump pump failure. J. Haugen suggested that we have a presentation from our insurance agent at the 2026 Annual Meeting.

M. Jahn suggested that we have a checklist for the Clubhouse including instructions specifically for the fireplace. The ensuing discussion led to the recommendation that the fireplace be inspected and serviced as needed.

The General Meeting was adjourned at 5:25 PM.

Submitted by Louis Carrio

December 8, 2025

The next meeting is January 22, 2026, at 5 PM