



KING'S GRANT HOMEOWNERS' ASSOCIATION

P.O. BOX 9008
FAYETTEVILLE, NC 28311

Subject: Minutes of the 14 August 2023 Homeowners Association Board of Directors Meeting

In attendance: Carl Broadhurst, Morgan Abelli, DeeDee Jarman, Janet Lee and Paula Eckard were in attendance. Sarah Miller was absent.

Review of Minutes: The meeting was called to order by President Carl Broadhurst. Minutes were approved as presented.

Financial Reports: Morgan Abelli presented the July financials. The financials were approved by the board. Ms. Abelli stated 32 residents have not paid their dues for 2023.

Architectural Review Board (ARB)

Violations

>Two properties are being monitored regarding potential notices (6223 Dunbane boat in the driveway and 605 Shawcroft trailer in the driveway - note 605 Shawcroft is a repeat offense)

Violation Responses

>501 Swan Island - residents stated they are not growing a vegetable garden. The resident has planted flowers.

>429 Shawcroft - The resident stated his house would stand up to any house on Shawcroft. ARB chair DeeDee Jarmon presented photos showing windows and trim in disrepair as well as appliances and other items on the deck visible from the golf course.

Violation Updates

>6214 Kirkwall - all issues addressed except for tree stump/log

>6107 Iverleigh - Motor home was removed from the property

>609 Williwood - Contractors are at the home to review repairs.

Security – Mr. Broadhurst is working with the city regarding a grant program that may offset some of the cost of the new security system.

Hospitality – No formal report.

Communications –no report.

Grounds and Maintenance –Kings Signs were hired to place four no parking signs at the park. The signs should deter people from parking overnight at the park. Ms. Eckard stated the 2024 contract for grounds and maintenance will be released for bid within the next few weeks.

Old Business

No old business.

New Business

Elections - Board elections will be conducted on 21 October at 4 pm at the park. Nominations for the board will occur until 21 August 2023. The board will work internally to promote on FB, via word of mouth and notices at the clubhouse. Ballots need to be mailed no later than 21 September.

Ms. Lee will contact Sweet Frog or Sunset Slushy to offer a sweet treat to those voting in person during the October election. The board voted to spend no more than \$500 on the event.

The HOA will support the King Grant Spooktacular this year by making 210 candy bags for the event. The cost of the bags should not exceed \$250.

To note - in the July meeting the board discussed the cost of the park at Burnside. Attempts were made to secure a road plan via the city so the set aside for the land could be estimated. The board was told via email by City Councilwoman Kathy Jensen the plans were not available at this time as the road is in the planning stages. See a copy of email below.

The meeting was adjourned.



Janet Lee <lee2439@gmail.com>

Request for Assistance - Park on Burnside

Kathy Jensen - City Council District 1 <Kathy.Jensen@fayettevillenc.gov>
To: Janet Lee <lee2439@gmail.com>, Kathy Jensen <kathyjensen5323@gmail.com>
Cc: "cbroadhur@aol.com" <cbroadhur@aol.com>, DeeDee Jarman <djarman@nc.rr.com>, Morgan Abelli <morganabelli4@gmail.com>, Paula E <prunner48@gmail.com>, Sarah Miller <traveler33@gmail.com>

Tue, Aug 15, 2023 at 8:54 AM

Good morning Janet,

Thank you for all your work. Everything that you are asking for is in the planning stages. As of right now, there are two exits that are being looked at and the feasibility for this to happen. I promise as soon as we can get that information I will share with the committee. Good news is we are high on the list.

Let me know if you have any questions.

Sent from my Verizon, Samsung Galaxy smartphone
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