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Kure Beach Village

Board of Directors Meeting Minutes

June 15, 2026

DIRECTORS PRESENT

Russ Herman, Rob MacCurry, Debbie Selig, Mike Smith

Pickleball Discussion with Community Members

Several property owners attended to participate in the discussion regarding the temporary closure of the pickleball courts.

Mike Smith opened the meeting at 10:15am by reviewing the ground rules for public participation. He stated that comments would be limited to the scheduled agenda item and that each speaker would have a one-minute speaking limit.

Mike Smith reviewed the Board's consideration of legal issues involving homeowner associations and stated that the Board believed temporarily suspending pickleball play while alternatives were evaluated was the most prudent course of action.

Amy Purvis, the Town of Kure Beach Parks Pickleball Relations Coordinator and a local pickleball player, expressed opposition to the closure and noted that pickleball had been played at the courts for approximately seven years.

Mike Smith reviewed the Board's authority under the community covenants and discussed potential alternatives, including the use of quieter pickleball equipment, such as quiet ball products, to reduce noise.

A homeowner asked how many noise complaints had been received. Mike Smith stated that three complaints had been reported and noted that one nearby resident had indicated that the noise was not a concern.

Board member Russ Hermann commented that the proximity of nearby homes to the courts was a factor in evaluating noise concerns. He also referenced information from USA Pickleball regarding noise associated with the sport.

Several attendees raised questions regarding existing legal issues, noise considerations, and the basis for the Board's decision.

Mike Smith asked attendees who were pickleball players to identify themselves by raising their hands. A majority of those present indicated they were pickleball players. He stated that the Board was seeking options and a compromise.

Mike Smith presented a sample quiet ball pickleball as a possible noise-reduction option. Attendees asked questions regarding the effectiveness of quieter balls, paddle options, equipment standards, and how the use of approved equipment could be enforced. Mike Smith stated that the Board was not considering requiring the use of quiet paddles.

Several attendees commented that pickleball noise had not been a concern for previous homeowners or nearby residents. Others questioned whether pickleball noise should be treated differently from other neighborhood sounds, including swimming pool activity, lawn mowers, leaf blowers, and children playing.

Merritt Jones discussed the Board's handling of the issue and read portions of the governing documents relating to the Board's authority.

Attendees asked whether legal action had been threatened. Mike Smith stated that no lawsuit had been threatened but noted that the Board was considering potential legal exposure in its decision-making.

One attendee stated that the courts existed before some nearby homes were built and suggested that quieter balls, limited playing hours, and other operational changes should be considered. The attendee also stated that personal decibel measurements indicated pickleball noise was lower than certain other common neighborhood noise sources.

Additional comments and suggestions included:

- Consideration of both the volume and frequency of pickleball impacts.
- Installation of a barrier or net on the far court as a possible noise mitigation measure.
- Reinstallation of the net to allow evaluation of potential solutions.
- A request that the Board continue evaluating alternatives presented by homeowners.
- Comments expressing concern that all resident perspectives had not been fully considered.
- A suggestion that a Board member consider recusal.
- Comments noting that the pickleball courts existed prior to the purchase of some nearby homes.
- Discussion comparing pickleball noise with other routine neighborhood activities.
- A comment suggesting the possibility of a conflict of interest.
- During discussion of court equipment, Amy Purvis identified Conant as the supplier used by the Town for replacement net parts.

The Board acknowledged the public comments and indicated that the suggestions presented would be considered as it continues evaluating potential solutions.

CALL TO ORDER

Mike Smith called the board meeting to order at 11:10am

APPROVAL OF PRIOR MONTH'S MINUTES

MOTION – Mike

SECOND – Debbie

VOTE – Unanimous

I. FINANCIAL REPORT

Debbie reported normal expenses in May. There were two Long Term Maintenance items related to the pools. The Cabana Salt Power System should remain in the LTM category for replacement every 5-7 years. The Clubhouse system was changed 1-2 years ago. The Flow Meter will be moved to Pool Maintenance.

II. OLD BUSINESS

1. Architectural Committee update –Mike reported on the following:

All home construction is complete. A recent request for a shed was granted by the Architectural Committee.

2. **Pools** –Mike reported that there is an electrical issue at the Cabana pool. The new Salt Power System is overloading the circuit. An electrician will be hired to investigate; we may need to put the Salt Power system on a separate line.
3. **Landscaping** – Rob noted a few homes that are being monitored: two on Sloop Pointe and one at the corner of Sloop Pointe and Ketch Court. Russ mentioned that the recent letter about maintaining lawns was helpful.
4. **Exercise room** – Debbie shared that she created a User Manual book for the exercise machines currently in the Cabana. This book is currently hanging on the hook inside the Cabana. Debbie also reported that US Fitness checked the broken treadmill and they recommend replacing the lower circuit board for an estimated cost of \$908 plus labor. US Fitness cannot guarantee that this will totally fix the problem. Debbie shared that Facebook Marketplace has used treadmills starting at \$1,000 and we cannot guarantee the quality. The Board discussed the need to have a treadmill in the Cabana and agreed to work with the existing treadmill. Debbie made a motion to spend the unanticipated funds to fix the existing treadmill.
MOTION – Debbie
SECOND – Mike
VOTE – Unanimous
5. **Beach buoy update** – Debbie mentioned that we currently have a beach buoy at our beach access. We discussed the need for a graphic sign to go on the buoy post at \$70 as well as obtaining ocean and rip current safety information that we could potentially share with the community. The Board discussed the purchase of the sign and agreed that the signage didn't offer much value. Debbie will pursue the free safety information to see if it's something to share with the community.

III. New Business

1. **Election of Officers** – Mike suggested we send a letter informing the community that there will be two openings on the Board in the Fall. Since we accepted the resignation of Merritt Jones, Mike made a motion to continue the current board term with only four members.
MOTION – Mike
SECOND – Debbie
VOTE – Unanimous
2. **Insurance renewal update** – Mike indicated that it's time to obtain insurance quotes for the 2026-2027 coverage period. He asked if anyone knew of an alternative insurance company for additional quotes but the board members didn't have anyone in mind. Mike will reach out to our current insurance agent for a renewal quote.
3. **Pickleball discussion** – The Board discussed all of this morning's suggestions and ideas from the community. The Board agreed with the idea to experiment with the quiet ball for one month. The HOA will place a tub of quiet balls inside the court. Pickleball players **MUST** use the quiet balls and **ONLY** use the court closest to the entrance gate. After a month, we will obtain feedback from both pickleball players and nearby neighbors to determine a longer-term solution.

IV. NEXT MEETING – July 20 at 10:15am

ADJOURNMENT

MOTION – Mike moved to adjourn the meeting.

SECOND – Rob

VOTE – Unanimous

Meeting was adjourned at 12:00pm