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Kure Beach Village

Board of Directors Meeting Minutes

July 20, 2026

DIRECTORS PRESENT

Russ Herman, Rob MacCurry, Debbie Selig, Mike Smith

Pickleball Discussion with Community Members

In addition to the Board members, 15 community members attended the meeting.

Gary Merkle submitted a document to the Board regarding the Board's authority to amend community rules. Gary stated his position that the governing documents require a vote of the membership before any rule changes may be adopted and requested that the Board consult legal counsel if it disagrees with his interpretation. He also stated that if the Board disagrees, that any related communications or responses be provided to him in writing.

The Board discussed the matter. Mike, Debbie, and Rob agreed that the proposed restriction should have been submitted to the membership for a vote. Russ disagreed. Following discussion, the Board determined that the proposed restriction will be submitted to the membership for a vote. Approval will require a two-thirds (2/3) vote of the membership, as provided in the governing documents.

Russ announced his resignation from the Board.

CALL TO ORDER

Mike Smith called the board meeting to order at 10:59am

APPROVAL OF PRIOR MONTH'S MINUTES

MOTION – Mike

SECOND – Debbie

VOTE – Unanimous

I. FINANCIAL REPORT

Debbie reported normal expenses in June except for the unexpected cabana pool salt cell replacement. In 2025, the salt cell at the clubhouse was replaced.

II. OLD BUSINESS

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

The shed installed at 765 Settlers Lane is complete and the surety bond can be returned to the owner.

2. Pools – The light at the clubhouse pool broke and was replace. Pool Professionals recommends an additional chlorine treatment for both pools due to the extreme heat. This will cost approximately \$400.

3. Landscaping – Rob noted all is good. He will continue to check.

4. **Exercise room** – Debbie shared that the treadmill needs to be repaired for \$1,500. The Board discussed the need to have a treadmill in the Cabana and agreed to the repair. Debbie will schedule the repair.
5. **Beach buoy update** – Debbie reached out to the person promoting this and informed him that the HOA will not be installing this. Debbie received information about rip tide awareness that will be emailed to the community at the beginning of the next beach season.

III. New Business

6. **Insurance renewal update** – The insurance agent will provide quotes soon and Kim will email them to the board for review.
7. **Beach items** – Debbie received a complaint that the sea oats are hitting people as they walk through the sandy beach access. Debbie received approval from the Town and CAMA to cut back a few sea oats. Debbie will trim a few sea oats in that area leaving the heads in the dunes for future growth. Debbie also raised the issue of weeds at the Gazebo and parking lot. It was suggested to combine a Community Workday to clean up the weeds with our clearing out beneath the Gazebo. Finally, Debbie mentioned a complaint received about all the sand at the shower and their suggestion for a shovel. Mike will purchase a shovel that can be hung on the fence for people to remove the sand from the shower floor.
8. **Common area Landscaping** – Debbie reported that we received an approved Town permit to plant Muhly grasses in the right-of-way along Largo Way. These, along with a dwarf sterile butterfly bush planned at the Cabana, will be planted in the Fall. Palm trees were trimmed on common areas. Kim will follow up with Nesca on additional palms that need trimming.
9. **Board Member Tasks** – Debbie would like to create a list of Board member tasks. She will start compiling the list.
10. **2027 Budget Planning** - Debbie is working on the budget. Kim will get the estimate from Canady for the termite bond and from Bluehost for the website. Mike will reach out to Pool Professionals and Nesca for their 2027 prices. Budget meetings are set for July 30 and August 10 at 10:30am.

Capital Budget - The 2026 expenditures are currently at \$83K. The board will review the 2027 capital expenses at the budget meeting next week.

11. **Pickleball discussion** –The Board discussed all of this morning’s suggestions and ideas from the community. Mike plans to contact an attorney for their opinion on the matter. A community vote of 2/3% is needed for the following options:
 1. Keep pickleball on the north court only
 2. Keep pickleball on the north court with only the quiet ball

Mike will draft a letter to the community including why the board suggests using only the quiet ball. Kim will contact Debbie Geiger for a list of reasons why the pickleball community wants to keep the standard ball and not move to the quiet ball.

IV. NEXT MEETING – August 17 at 10:15am

ADJOURNMENT

MOTION – Mike moved to adjourn the meeting.

SECOND – Rob

VOTE – Unanimous

Meeting was adjourned at 12:15pm