

## Castle Cove Homeowner Association Board Meeting

October 19, 2010, home of Lana Jordan, 7921 Springwater Court, 6:30pm

### Attendees:

**Board Members:** Marie Wright, Jay Bobian, Audrey Neucks, Tom Stephenson, Jessica Gallagher, Lana Jordan, Frank Borelli, Ron Sans, and Tim Scofield

**Residents:** Ruth Ann Stephenson, Larry Jordan

Minutes from 9/17/2010 board meeting were approved with some grammatical changes and the total of accounts was summed incorrectly. The total of accounts is \$88,761.44.

### Treasurer Report approved – Tom Stephenson

Checking balance	\$ 1,797.45
Savings	\$ 34,711.83
Reserve	\$ 47,173.86
Total	\$ 83,683.14

Tom is looking into someone to do payroll, taxes, and workers' compensation for the pool employees. A resident has recommended someone for this job, and he charges \$10 per employee per paycheck. We have 8 paydays over the summer pool season. He charges \$1.25 per employee for the W2 in January. We estimate the cost to be \$500 annually. This person would take care of this quarter's taxes and give a sample of payroll information. Meanwhile, Tim Scofield will talk to another resident about his services for small businesses.

### Committee Reports

#### **Architectural Improvement** – Frank Borelli

The committee has approved a new wood deck to be added to the rear of 8008 Bay Cove

#### **Common Grounds** – Marie Wright

Flowers have been cut back for the winter.

Marie Wright will get three bids for repairing, sealing, and striping the pool parking lot.

Ruth Ann is getting a bid from Allisonville Nursery for landscaping the entrances and will also get at least two other bids.

#### **Compliance Committee** – Lana Jordan

Several trailers need to be moved from driveways. Noticeable trash has been removed from yards.

#### **Crime Watch** – Jay Bobian

Tracy Hutchins, Division Investigator with Animal Care and Control gave a presentation at the last Crime Watch meeting and then answered questions from residents in attendance. Tracy clarified municipal codes regarding the "care and control" of dogs and explained what recourse others have in regard to "nuisance" or potentially dangerous dogs.

A board member mentioned that he has on several occasions asked people who appear to be selling drugs to leave the pool parking lot. At IMPD's suggestion, Jay Bobian encouraged homeowners to call the non-emergency number if they witness this activity rather than to subject themselves personally to potential danger.

#### **Garage Sale** – No report

#### **Lake** – Ron Sans

No news to report

#### **Newsletter** – Ruth Ann Stephenson

Newsletter was just sent. Next one will be sent mid-November after the annual meeting. The newsletter is also on the website.

#### **Nominating** – Jay Bobian

The committee has been successful in finding six candidates for the next board election.

#### **Pool** – Tim Scofield

Furniture has been moved inside the shelter house. Most of the furniture is stored in the southeast corner of the shelter with the exception of the tables kept in the northwest corner to keep them cleaner over the winter.

### **Tennis**– Larry Jordan

The committee recommends that pickle ball lines be included in all future lining and re-lining of the courts.

Next year the committee would like to add some pickle ball players to the committee. The three existing committee members would remain on the committee and they would like to add two pickle ball players.

### **Web Site** – Ruth Ann Stephenson

Ron Sans has been adding more information to the website to be a source of neighborhood information for residents. Board members were asked to visit our website at [www.castle-cove.com](http://www.castle-cove.com) to see all the improvements recently made. An easy to use column of selections has been added to the left margin and newly included are: trash & recycle information, Crime Watch information, Crime Watch Block Captain list and map and newsletters for 2010. More information will continually be updated and added.

### **Welcome** – Marie Wright

Nothing new to report.

## Old Business

**Tiplick Project** – October 25 Tom Stephenson will represent the board at the attorney's office and collect a check for \$2,000 for reimbursement of attorney fees.

**Entrances (Survey)** – Staked surveys of the two entrances were completed to identify owners of landscaping and determine boundaries of common area with property owners. The survey was reviewed by the board.

On the Castle Lake Road entrance, the association has a maintenance easement for landscaping within the triangle of the stakes. On Springwater, there is a 15 foot easement for the wall. All Castle Cove entrance landscaping is within the easement.

The survey cost \$600. Other proposals were \$950 and \$1200.

The Common Ground committee will now continue with their landscaping improvements.

### **Pool Access**

Nothing new to report

### **Gutter on Club House**

No response for bids so far. Lana Jordan will call other companies.

### **Video Surveillance System**

More research will be done in the spring on replacing the current surveillance system as not enough information was available at this time.

## New Business

**Revitalization Committee presentation**, review for Board approval to present at Annual Meeting - Larry Jordan, Frank Borelli

At the annual meeting, the committee will present their activity for the year by presenting all the ideas submitted, contractors consulted, cost proposals, and discussion of the tennis courts. The Board reviewed the survey to be submitted to the general membership to gather opinions on the replacement of the tennis courts. It will also ask for comments.

This survey will be sent to all residents prior to the annual meeting to increase awareness of the meeting and the agenda. Audrey Neucks will provide the wording for the email.

### **Preparation required for Annual Meeting**

Approved 2011 Budget Proposal

Year end committee reports

Send postcards to the 17 residents who don't have email addresses.

Annual Meeting is November 9 at Lawrence North High School

## Meeting adjourned.

Respectfully submitted,  
Audrey Neucks, Secretary