

2010 Castle Cove Annual Meeting

Tuesday, November 9, 2010
Lawrence North High School

Board Members in Attendance (9): Marie Wright, Jay Bobian, Tom Stephenson, Audrey Neucks, Tim Scofield, Lana Jordan, Ron Sans, Jessica Gallagher, and Frank Borelli.

Residents in Attendance (54):

Mary Sans Deanne Heidrich Jerry March Russ Edmondson Jim Van Borst Anita & Ryan Donaldson Larry Jordan Jay & Sharon Johnson Maury Lathrop Valerie & Jim Baker Lauren Calder & Doug Callihan Leni Van Orden Dave Fuss Scott Herrin	Elizabeth Borelli Tom & Dolly Easterday Dwight & Dwana Jackson David & Nora West Jody Fournier Chuck Schneider Donna Bobian Lisa Theobald Nancy & Doug Arthur Denise Hendricks Ron Long Tom Morford Ron & Jean Semro	John & Melissa Pollard John & Joann Miller Jim Lindgren Doug Reichl Scott Gallagher Rich & Sherry Havlin Crystal & Tom Johnson Paul Kern Norm Melzer Linda & Elizabeth Dernier Rich Kautzman Marc Theising Ruth Ann Stephenson
--	--	--

Introduction of Board Members

Secretary’s Report – 2009 Annual Meeting minutes were read and approved.

Treasurer’s Report –

Checking	\$ 3,617.04
Savings	\$24,714.29
<u>MM Reserve</u>	<u>\$50,183.95</u>
Total	\$78,515.28

2011 dues will remain at \$378; there is no increase over the previous year. Dues are due March 1, 2011. Dues not submitted by May 8 will be submitted to the attorney for collection.

2011 Budget presented as approved by the board. Report was approved by the Association.

Election of New Board Members

Presentation of Nominees – Larry Jordan, Maury Lathrop, Marie Wright, Jim Van Vorst, Rich Havlin

Nominated but absent: Wyette Kraucunas, Judy Larr, Amber Montague

Residents were given ballots and asked to vote for three nominees.

Committee Reports:

Architectural Improvement–Frank Borelli

Improved forms for requesting changes; reviewed and approved two fences and a deck extension

Common Grounds – Marie Wright

The Scofield boys were hired to trim trees and bushes in the common grounds. Weeds on the streets and curbs were sprayed by Sunblest. Gates to the pool/tennis parking lots were painted by Greg Bond.

There was a staked survey of the entrances. Next year, the dead shrubs will be removed at the Castle Lake entrance and new plantings and landscaping will be installed at both entrances.

A resident asked about using salt on the weeds in the street and along the curb to eliminate chemicals in the lake and as cost savings. The Sunblest representative spoke about the products used to take care of the weeds, and stated that the volume of salt required to kill the weeds would be more toxic than the chemicals.

A resident asked about the necessity of the survey. Marie Wright responded that there are some dead bushes at the entrance, and it was unknown who should take care of their removal. The survey showed that the dead bushes are the responsibility of the association.

Compliance – Lana Jordan

Recent infractions include trailers in driveways and yards for longer time periods than allowed and should be removed.

A resident asked a question about swales. Is it allowable to build up the land so water drains to appropriate areas? Swales can be built up, but should not prevent drainage of water.

Crime Watch – Jay Bobian

Crime Watch Block captains were recognized. Crime Watch is a cooperative neighborhood effort to reduce crime. This is accomplished by volunteer block captains, residents, law enforcement and local government working together. Crime Watch offers tips on home and neighborhood safety and security as well as crime prevention and reporting. The organization encourages residents to get to know their neighbors in an effort to better watch out for each other. Crime Watch captains are responsible for notifying their block about crime in Castle Cove and neighboring areas.

Jay Bobian asked residents if they were OK with receiving emails about lost dogs, etc. along with other Crime Watch updates and news. The consensus was that it is fine.

Residents raised concerns about trash at the pool/tennis parking lot and why gates weren't locked after the pool season to keep non-residents from using the parking lot. Tim proposed that in the future, the lifeguards lock the gates at pool closing each night. The gates were locked as of November 1, 2010. In an unofficial show of hands, the majority of residents wanted the gates closed at night and during non-pool seasons. A few opposed because they want the parking lot to be open for other amenities.

Tim Scofield witnessed several incidents of suspicious drug activity in the parking lot and police were called on these incidents. Jay Bobian encouraged residents to call the police regarding suspicious activity.

Nominating Committee Update – The votes were counted, and there was a tie between Maury Lathrop and Larry Jordan. Residents were provided new ballots and asked to vote for one.

Lake – Ron Sans

There was a fish kill which resulted in many small Shad or "bad fish" dying in the lake. Fishing is still yielding good results.

A resident questioned if the association might dredge the lake/pond. The response included that the retention pond is still functioning although shallower and the association looked into dredging, but the cost was prohibitive, around \$90,000 or more. The drain flange around lots 11 and 13 has come loose. The resident was encouraged to call the Mayor's Action Line to correct this

A resident provided a recommendation for an additional aquatic control company to get an estimate from.

Newsletter – Ruth Ann Stephenson is editor of newsletter. Newsletters are sent by email and are now also available on the Castle Cove website.

Nominating Committee – Election Results

The association elected three new Board members: Marie Wright, Maury Lathrop, and Rich Havlin.

Pool – Tim Scofield

The pool ran smoothly this year. There were no large, unexpected costs early in the year. At the end of the season, we replaced the pump and chlorinator. The pump lasted over a year longer than expected. There were issues with lifeguard performance due to friends sitting with the lifeguards while on duty and lifeguards not following and enforcing pool rules. Next year, we would like to replace umbrellas with a higher quality. In a year or two, we will need to replace the main pool cover which we have had for at least 15 years. Life expectancy of the cover is around 10 years.

Tennis – This discussion was deferred to the Revitalization Committee report.

Website – Ruth Ann Stephenson

Several neighborhood association hosting sites were reviewed. After estimating the cost of these services, we determined to keep our existing website which is hosted by Ron Sans. The current site serves our needs, and there is no need to create a new website at additional cost. Residents with suggestions for the site should contact a committee member. More neighborhood information has been added to the site including newsletters, pool rules, trash & recycling information and Crime Watch information along with the Covenants, maps and other information previously included.

Welcoming – Marie Wright

As of October 30, all six new residents have been welcomed and given a packet.

Revitalization Presentation – Larry Jordan & Frank Borelli

Last year at the annual meeting, a presentation was given that grew from the need to repair the tennis courts. The Tennis Committee became the Revitalization Committee and looked at additional amenities for our common area that residents might enjoy. Ideas provided throughout the year included a fishing or boat dock, picnic tables around the lake, benches, a paved walkway, grills, sand or grass volleyball, moving the basketball court to an enclosed area, improvements to the shelter, and razing the hill for more useable land. There is a drainage issue that needs to be addressed on the South side of the courts. Twenty-five responses were received already. Many residents were not in favor of replacing both tennis courts.

The Revitalization Committee had 3 recommendations and asked the residents to indicate their preference on a survey. The Board will make the final decision after reviewing all options and costs.

Option A – Replace both courts (6 votes)

Option B – Replace the West court; leave the East court (1 vote)

Option C – Replace the East court and remove the West court, leaving a grassy, multipurpose area. (11 votes)

Residents are encouraged to respond to the committee with their opinions.

During a study of 30 observations of the courts, both courts were being used 7 times. The committee believes that only one tennis court is necessary. The second court area could be used for other activities.

A resident raised a concern that if only 5% of homeowners are using the tennis courts should they be replaced? The covenants require the Board to maintain the amenities of the neighborhood. Although the percentage of people that use the courts may be small, the courts are used almost every day. There will be no special assessment or raised dues to complete this work. The money to fund the project has been set aside and is already available. After paying for the project, there will be a minimum of \$15,000 remaining for other unexpected costs. The committee proposed replacing the court(s) in fall 2011.

A suggestion was made to send the results of the survey to all residents.

Open floor for discussion and questions –

Audit Committee – Linda Dernier, Tom Johnson and Audrey Neucks will convene in 2011 to review the financial records for Castle Cove.

Meeting Adjourned at 9:17pm.

Respectfully submitted,
Audrey Neucks, Secretary

Meeting Packet included as addendum to minutes. *(If you would like a packet copy, please email ruthann@comcast.net)*