

Castle Cove Board Meeting
Tuesday, October 23, 2012, 6:00pm
Stephenson Home, 7949 Cove Trace,

Attendees:

Board Members: Patti Davis, Jessica Gallagher, Rich Havlin, Maury Lathrop, Ron Sans, Ruth Ann Stephenson, Tom Stephenson, Marie Wright. (Kim Berlin moved out of state and resigned)

Residents: none

The meeting was called to order at 6:09pm. This meeting was held to finalize the proposed 2013 budget and prepare for the annual meeting.

Approval of previous minutes: September 12, 2012 minutes were unanimously approved as presented.

Treasurer's report: Tom Stephenson

- Bank balances as of Sept. 28, 2012:

Checking:	\$ 1,271.49
Savings:	\$ 22,311.29
<u>Reserve:</u>	<u>\$ 7,088.36</u>
Total:	\$ 30,671.41

- 2012 Dues: 97.7% have been received for a YTD total of \$80,140 of the \$82,026 due. Additional late fees of \$405.56 have been received since the last meeting.
- Budget vs. Expenses: Budgeted expenses of \$80,550 minus YTD expenses of \$78,018.07 leaves \$2,531.93 remaining budgeted expenses for the rest of the year. Currently in checking and savings is \$23,852.78 - \$2,531.93 (remaining budgeted expenses) = \$21,320.85 potentially left over at year end.
- Sold homes: 2 homes have sold so far this year and 2 more are due to close within the next month.

Motion made for treasurer's report to be approved, motion unanimously passed.

Committee reports: Committees were asked to briefly report if there was something new since last meeting.

Architectural (Sherry Havlin): Nothing pending.

Common Grounds (Marie Wright): Nothing new

Compliance (Rich Havlin): 2 homes beginning repair

Crime Watch: No report

Garage Sale (Karen Young): No report

Lake (Ron Sans): Nothing to report

Newsletter (Ruth Ann Stephenson): Nothing to report

Nominating (Rich Havlin):

- Three Board positions will be open; one has agreed to run again. Two or three residents are considering running for the Board at this time.
- We are encouraged to seek more nominees.

Pool (Tom Stephenson):

- Someone has thrown a couple of baseball sized rocks onto the new pool cover. No damage done.
- We do not yet have an estimate for a baby pool cover.
- With school starting next year on Aug 1, the Board needs to consider adding some non-guarded pool hours so residents can use the pool in August; or we need to hire some older guards, perhaps college students who go back to school later. We would also need to check with our insurance company to see what the financial impact would be on insurance for adding non-guarded hours. Tom will check.
- Since the weather is usually nice in September, it was also discussed to leave the pool open until mid September.

Tennis (Maury Lathrop): Nothing to report

Revitalization (Jessica Gallaher & Lana Jordan): Nothing to report

Web site (Ruth Ann Stephenson):

- Ron has corrected the server issues and all updates should now be on the website.

Welcome (Marie Wright): New packets have been presented to all new residents, one renter still needs one.

Old Business:

- Repair/Needs (see Master Repair/Needs List)
 - At the last meeting, a motion was made and approved to contact Ron Stout (painter who did inside of shelter house) to paint the exterior of the shelter house. Maury contacted Ron who is too busy to paint it now. We will wait until spring.
 - The list will be prioritized the beginning of next year. Estimates need to be obtained for the items so they can be appropriately prioritized and considered.
 - Several items were discussed and added to the list to be considered:
 - Add cable/WiFi to pool area so residents can use their laptops
 - Install a new camera security system (especially if we have some non-guarded pool hours). This might also need year round cable or phone service.
 - Rent a machine to grind the high spots in unlevel areas of concrete within the pool area to reduce tripping hazard.
- Gate/Lock for restroom access during non-pool hours was discussed. Tom Stephenson obtained three estimates for the fencing and gate. Since there is enough money remaining in the budget this year, a motion was made to do this work this fall. The motion passed unanimously. Tom will contact the contractor to begin this work.
- Lien Foreclosure: The resident who is multiple years behind in dues payments will be contacting our attorney to possibly work something out to bring his dues up to date and avoid foreclosure. The Board may need a special meeting to review any proposal.

New Business

- Concrete on north side of pool house. Tom Stephenson obtained three quotes for this work which needs to be done before the installation of the fence, gate and lock. There is also enough money left in the budget to do it this year. A motion was made to hire Mattingly to tear out the old/bad concrete and pour new concrete on the north side of the pool house and in the area by the restroom doors. The motion passed unanimously.
- Fence repair: baby pool and end post at SE corner of pool/restroom building. These repairs will be included in the installation of the fence and gate in front of the restroom doors.
- **2013 Budget:**
 - The budget was reviewed line by line comparing the last three years with our 2012 budgeted and actual expenses.
 - The 2013 budget amount for several items was adjusted accordingly.
 - A new line item was added for pool water testing that is now required. Water from both pools will be tested and analyzed once a week by a lab and the cost will be \$650 for the season.
 - A motion was made to accept the 2013 budget to be presented to the membership at the annual meeting. The motion was unanimously approved.
- **2013 Dues:** After reviewing the Treasurer's Report and the 2013 budget, the Board agreed to keep the dues the same for 2013 at \$378. This will be the 5th year with no increase in dues.
- **Annual Meeting:**
 - Postcards notifying residents of the Annual Meeting were mailed this week to all residents.
 - Tom is collecting committee reports to be included in the annual meeting packet.

Next Board Meeting: week of January 7th, 2013. Marie will check for availability at the library or LNHS.

Annual Meeting: Tuesday, November 13 at 7 p.m. at Lawrence North High School.

Meeting Adjourned at 7:30pm

Respectfully Submitted,
Ruth Ann Stephenson
CC VP