

Castle Cove Board Meeting July 09, 2012
Library 6:00pm

Attendees:

Board Members: Ron Sans, Tom Stephenson, Marie Wright, Maury Lathrup, Rich Havlin, Patty Davis, Kim Berlin, Ruth Ann Stephenson, Jessica Gallagher

Residents: Lana Jordan, Carol Lathrup, Tom Johnson

The meeting was called to order at 6:06pm

Approval of previous minutes: May 15, 2012

The minutes were read, a motion made to approve and unanimously approved.

Treasurer's report: Tom Stephenson

Bank balances as of June 30, 2012:

Checking:	\$ 12,478.26
Savings:	\$ 52,306.79
<u>Reserve:</u>	<u>\$ 7,087.75</u>
Total:	\$ 71,872.80

- 2012 Dues – 96.78% were received for a YTD total of \$79,384.00.
 - Late fees of \$246.80 have been received making the total \$79,643.68
- Subtracting remaining budgeted expenses from available cash on hand = \$19,222 potentially left over at year end.

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

Committee reports:

Architectural (Sherry Havlin):

- Only one project request has been received since the last meeting. The fence has been completed and is satisfactory.

Common Grounds (Marie Wright):

- The retaining wall is complete between pool and tennis courts.
- The brick wall has been power washed and tree limbs cut.
- Flowers and landscaping at entrance complete.

Compliance (Rich Havlin):

- Notified all homeowners of dead tree issues.
- Need non-complying homeowners to respond to letters regarding serious exterior siding/trim boards and paint issues.

Crime Watch (Lana Jordan):

- Soliciting is still our neighborhood's main issue
- Reminder to keep garage doors closed
- Concerns about non-residents fishing in the pond

Garage Sale (Karen Young):

- Nothing to report

Lake (Ron Sans):

- Nothing to report

Newsletter (Ruth Ann Stephenson):

- Going out to all residents in near future
- It was suggested to include an article encouraging residents to use Round-Up or otherwise remove grass & weeds from the cracks in the road and between the curb and road in front of their homes.

Nominating (Rich Havlin):

- Nothing to report

Pool (Tom Stephenson):

- Pool was drained, cleaned of debris, and refilled
- Kyle is working on removal of film (algae), might have to wait to be addressed until next year before pool opening
- Discussed the disposal of old pool cover and railroad ties floating at edge of lake (Maury agreed to take care of these issues)

Tennis (Maury Lathrop)

- Added new bulletin board by gate to tennis courts
- Couple cracks on tennis court that are going to be addressed
- Built shed in East side of shelter house for pool chemical storage (\$125)
- Got two bids on guttering for pool house and shelter (GNP won bid for \$656)
- Nothing done with windows on east side of shelter

Revitalization (Jessica Gallaher & Lana Jordan):

- Discussed to add a walkway from sidewalk to playground

Web site (Ruth Ann Stephenson):

- Updating 2012 information
- Update neighborhood directory to email to residents, but NOT to be on website

Welcome (Marie Wright):

- Nothing to report

Old Business:

- Repair/Needs (see Master Repair/Needs List)
- From Annual Meeting: concern about the lake getting shallower – discussed, nothing to do at this time.
- From Annual Meeting: concern about trees and bushes overhanging the brick wall (trimming completed)
- Repair, seal and restripe parking lot (completed)
- Algae removal on brick wall (power washing completed)
- Diagram presented of a storage cabinet on the back wall in the shelter to contain the pool chemicals so they are not stored in the public restrooms (completed)
- Discussion of replacing the Plexiglas panels on the East side of the shelter with something that is more open or can be opened. Most agreed this would be beneficial in creating more pleasant use of the facility.
- Concern about residents piping their roof downspouts into the city sewer system (city issue, not a Board issue, but information can be included in the newsletter)

New Business

- Gate with electronic access lock for pool house for residents to access the restrooms, during non-pool hours and non-pool season. (Would like to have this completed for pool closing this year, Tom will be addressing and look into pricing)
- Discussion about possible updating, painting, cleaning and general fixing up of the restrooms.
- Compliance committee request for help in correcting the infractions relating to Castle Cove Covenants and Standards. Perhaps a letter from Board of Directors will be sent out to residents.
- Trespassing on resident's yard to walk to common area. Discussed signage for end of common area on the north and south side of dam. (Ruth Ann will look into *No Trespassing* signs and talk with resident that issued complaint)
- Address the residents that are using the pool without paying homeowner dues. (Tom and Marie will discuss this with resident)
- Tom will get estimates to remove the trees that are pushing on the brick wall. This will also include trimming or removal of the half dead willow at the edge of the pond.

Meeting Adjourned at 8:00pm

Next Board Meeting: Sept 12, meeting is scheduled to be held at the Library on Hague Road at 6 pm.

Respectfully submitted,
Kim Berlin