

CASTLE COVE OWNERS ASSOCIATION

2014 ANNUAL MEETING

**November 11, 2014
7:00 p.m. Room 195**

Lawrence North High School

ANNUAL MEETING PACKET

Agenda

Minutes of 2013 Annual Meeting (attached at end of committee reports)

2014 Treasurer's Report

Proposed 2015 Budget (see last page of packet)

Committee Reports

2014 CASTLE COVE ANNUAL MEETING AGENDA

***Meeting Called to Order**

***Introduction of Current Board Members**

Marie Wright, President	Bruce Amrhien	Patti Davis
Lana Stevens, Vice President	Scott Gallagher	
Ron Sans, Secretary	Rich Havlin	
Tom Johnson, Treasurer	Charlie Spyr	

***Election of New Board Members**

3 Board Members to be elected, each for a 3-year term.

- Nominees on the ballot (in alphabetical order):
 - Mike Barger
 - Charlie Spyr
 - Marie Wright
- Nominations from the floor
- Introduction of/by all nominees
- Secret ballot vote for new Board Members
 - Only one vote per household
 - Vote for 3

***Secretary's Report** Ron Sans

- Minutes from 2013 Annual Meeting
- Motion to approve the 2013 Annual Meeting Minutes

***Treasurer's Report** Tom Johnson

Bank Balances as of Oct. 1, 2014:

- Checking: \$19,245.46
- Savings: \$15,342.53
- Reserve: \$9,093.56
- Total: \$43,681.55

2014 Dues: 98% received for a total of \$80,379.42

Recent Home Closing: Oct 10th 8049 Castle Lake Rd.; Gary and Valerie Roraus, buyers. (unpaid 2014 dues for this property plus interest was recd. at closing.)

Total closings in 2014: 13.

2014 Unpaid dues on 4 properties: Information has been submitted to Tanner Law Group for collection.

2015 Annual Dues will remain at \$378.

- 2015 Proposed Budget

- Motion to approve the 2015 Budget

page 3 of 7

***Election Results** Bruce Amrhien

***Committee Reports/Chairs**

- Architectural Control – Sherry Havlin
- Common Grounds – Marie Wright
- Compliance – Rich Havlin
- Crime Watch – Lana Stevens
- Garage Sale – Karen Young/no report
- Lake – Tom Johnson
- Newsletter – Audrey Neucks
- Nominating – Bruce Amrhein
- Pool – Rich Havlin
- Tennis – Maury Lathrop
- Website – Ron Sans
- Welcome – Marie Wright

***Open Floor:** discussion, questions and neighborhood concerns.

***Motion to Adjourn**

2013 Committee Reports

Architectural Control Committee

Members: Sherry Havlin, Chair; Ron Sans, Board Member; Maury Lathrop

Projects reviewed and approved:

- 1.) 8150 Baybrook Drive: 12 X 10 shed.
- 2.) 7940 Springwater Ct.: new 6 ft. privacy fence.
- 3.) 8004 Castle Lake Rd.: new 10 X 12 shed.

-All residents need to refer to Covenants and Standards prior to making any exterior changes or improvements so as to remain within guidelines contained within the Covenants and Standards.

Common Grounds Committee

Marie Wright, Board Member Chair; Betty Borelli, Mary Sans

-Ski Landscaping performed snow removal of our streets, routine mowing and fertilizing of the common areas per the contract.

-Greenscapes, per contract, continued seasonal floral changes at the two entrances. Mulching, trimming, watering and fertilizing those areas was also done.

-Greenscapes trimmed trees and shrubs at the shelter and removed several dead trees from the playground area.

-Sunblest sprayed the mulched areas throughout the common grounds for weed control as well as sprayed weeds in the streets.

Compliance Committee

Richard Havlin, Board Member Chair; Tom Johnson & Lana Stevens, Board Members

- 44 contacts were made via letters, emails, phone calls and/or in-person conversations. Issues addressed: mailboxes, overhanging tree limbs, yard debris and/or lack of care, yard lights, aggressive dog, driveway repair, dilapidated window blinds, on street parking congestion, ongoing exterior project. Several homeowners had/have numerous issues. Some have had duplicate notifications for the same issue from this committee.

-Most residents have been very cooperative in resolving compliance issues, some issues remain unresolved. In spite of letters sent and reminders posted on our neighborhood signs, many mailboxes remain in need of painting or repair.

-Along with the Crime Watch Committee, this committee continues to address door-to-door soliciting and handbills.

-Lawns of vacant properties remained an issue. Some were mowed by kind neighbors, others by the companies managing the properties.

-The contractor who purchased a home here to "flip" was notified that the vinyl he was installing was not according to covenants. The HOA attorney was consulted since the contractor was uncooperative. The chance of winning in court was only 50/50 at best due to multiple factors. Thus, the Board opted not to pursue legal action because of possible costly legal fees.

-The Committee and Board commend the residents who are complying with our Covenants and Standards by keeping their homes and yards in good repair and condition, thus keeping our neighborhood attractive overall. The Committee and Board encourage all residents to do the same.

Crime Watch Program

Lana Stevens, Board Member/Captain/Program Coordinator/Block Captains: Don & Julie Anderson, John & Alice Shelton, Jay & Sharon Johnson, Greg Heidrich, Vic & Alice Seiter, Adam & Lisa Theobald, Chuck & Connie Schneider, Maury & Carol Lathrop, Bill & Linda Dernier, Bud & Marie Wright, Audrey Neucks

-While Castle Cove experienced few incidents this year, Crime Watch captains continue to forward information to their blocks. Incidents and activity reported: several car break-ins; a hit-and-run accident; suspicious persons/vehicles noticed; solicitors; squatters in the long vacant home at 8211 Lake Point Court.

-Block Captains encourage their residents to keep an eye on their neighbors' homes while they are out-of-town and on vacant homes. IMPD encourages calling the non-emergency number 327-3811 to report when their homes will be unattended when they will be out-of-town.

page 5 of 7

- More than 100 attended our 7th annual National Night Out Against Crime Ice Cream Social. A number of new families attended along with several IMPD officers, McGruff Crime Dog and his deputy sheriff escort, IMPD's bloodhound Grace, our Mayor's Office neighborhood Liaison, personnel from the prosecutor's office and 911 Communications Center.

-New residents have appreciated the Crime Watch packets from their Block Captains. These contain safety information and explain how our Crime Watch Program works.

-Homeowners are encouraged to install blue lights outdoors to show appreciation and support of those who protect us.

-IMPD assists when called with complaints about solicitors. Until every home displays a "No Soliciting" sign, solicitors can legally solicit in Castle Cove. Our Crime Watch Program has been offering those signs for several years. Those are available this evening from Marie Wright.

Lake Committee

Tom Johnson, Board Member Chair; Ron Sans, Board Member

-Muskrats were professionally removed this year. Some may remain near the southeast end of the lake (retention pond).

-Aquatic Control continues to add blue dye to the water to control the excessive amount of algae. However, use of too much of that dye could result in a fish kill such as occurred twice in the past. Such a kill is the result of the lack of oxygen when excess algae consumes too much of the oxygen.

-Other contractors of this type service may be consulted regarding the algae issue.

Nominating Committee

Bruce Amrhien, Board Member Chair

-The committee contacted numerous residents extending the opportunity to become candidates for the HOA Board. This opportunity is open to any resident owner. Only 2 residents with whom they spoke chose to be included on the ballot. Other board members were unsuccessful in their search for additional candidates. 2 of the 3 current board members with expiring terms have chosen to be included on the ballot. Nominations are also taken from the floor during the Annual Meeting.

Newsletter

Audrey Neucks, Editor

-During the year, Audrey, Tom Johnson, Ron Sans and Lana Stevens met to discuss the most efficient means by which to deliver the newsletter and other information which needs to go to all residents. After much research on Audrey's part and following Board approval, the decision to implement MailChimp was made. Efforts were made

to ensure that all residents wishing to be informed about Castle Cove submit their email addresses to Audrey. Effort will be made to supply residents not having Internet service with hard copies of the newsletter.

page 6 of 7

Pool Committee

Rich Havlin, Board Member Chair; Kyle Goodwin, HOA Employee Manager

-Missing shingles and rotting boards on the pool house roof required it's replacement in the spring.

-To better illuminate the pool area at night, the light on the north side of the pool house was replaced.

-Upon opening of the pool, it was discovered that the walls were unacceptably dirty. The pool was drained so that proper cleaning could be performed.

-

A new sand filter will be installed next spring to prevent excess sand from accumulating in the deep end of the pool.

-Pool preparation will begin earlier in the spring than normal so as to avoid any delays of opening day.

-New chairs were purchased to replace those broken. New tables will be purchased to replace those in poor condition.

-Implementation of unguarded hours was considered when a shortage of guards was anticipated due to school terms beginning early. Fortunately, guards were available.

-The issue of one family with dues in arrears, which makes them ineligible to use the pool or tennis courts, remains a problem.

-The one year-old electronic pool entry system failed to hold codes over the winter requiring reassignment of access codes for some residents and manual re-entry of all 200+ remaining codes. Those residents requiring reassignment of codes now have separate codes for tennis courts and the pool.

-Overall, pool operation and use went well in spite of a few glitches and a few more days of cooler temperatures than normal.

Tennis Court Committee

Maury Lathrop, Chair; Doug Reichl; Greg Bond; Ken Massey

-Tennis courts remain in good condition. It is the opinion of the committee that no checking of the courts by professionals is needed at this time.

-Minor cracks in the paint were caulked, this to be repeated next year. Expansion lines/joints are effectively functioning; asphalt has no cracks.

-Weeds in cracks and around the perimeter of the courts were treated.

-Nets will remain in storage until appropriate spring weather returns.

page 7 of 7

Website

Ron Sans, WebMaster/Board Member

-This year a new photographic section was added to the website containing photographs of Castle Cove events. This year Lana Stevens has been contributing to the content of the website.

-The database server was replaced with a high performance server which has been more reliable than the previous version. The database has been upgraded to SQL Server 2014. The webmaster now has a whole house generator which should make a great difference during power outages. The UPS should keep the server up until the generator kicks in. Power outages have been a major problem, taking down the website and causing damage to the hardware.

Welcome Committee

Marie Wright, Board Member Chair; Sharon Johnson; Patti Davis, Board Member

-As of October 1, 2014, all new residents (13 homes) have been welcomed and given the info regarding our website and how to access all general information.