

****THESE MINUTES HAVE NOT YET BEEN APPROVED****

CASTLE COVE ANNUAL MEETING

Tuesday, November 10th, 2015, 7:00 PM

Lawrence North High School

ATTENDEES:

William & Linda Dernier
Ron* & Mary Sans
Lana* Stevens
Bud & Marie* Wright
Charles* & Kelly Spyr
Scott* & Jessica Gallagher
Bruce* Amrhien
Tom* and Crystal Johnson
Chris Zell
Mike* and Carrie Barger
Reenie & UB Bontrager
Jay Bobian
Jane Walter
Chuck Schneider
Kendell Roberts
Scott Herrin
Norm Melzer
Ron & Jean Semro
Ken Massey
Deanne Heidrich
Anita & Ryan Donaldson
Ross Fazekas
Alex Ray
Kay L. Green
Maury Lathrop
Jamie & Tiffany Glick
Lisa Theobald
John & Karol Siefer
Rich Kautzman
Marc Theising
Doug Newkirk
David Fuss

Meeting Notes:

- The meeting was called to order by Marie Wright at 7:05 PM.
- The Board members introduced themselves.
- Rich Haylin and Lana Stevens are going off the board at the end of the year. There were no nominations from the floor. The nominations that were obtained by the Election committee for the board are listed below. The Association approved those on the ballot as new members of the board for 2016.
 - Kay Green
 - Tom Johnson
 - Chris Zell
- The minutes from last year were not available.
- Tom Stevenson presented the Treasurer's Report. The Treasurer's Report is included below.
- Comments during Treasurer's report:
 - The pool expenses were much higher than expected. This was due to unexpected costs to fix the lining of the pool and the pool heater.
 - A few years from now when we can afford the cost, the Board is planning on replacing the concrete around the pool. This cost has been estimated at \$30,000.
 - The annual dues are being increased to \$395, which is about a 4% increase. It has been many years since this was increased.
 - The legal fees were increased to \$7,000. This increase was due to the new HOA laws that went into effect in July.
 - Based on the new HOA laws, the Board was able to get one home owner to update his household, and the Board expects to recover the attorney's fees.
 - This year we have budget \$10,000 for pool repairs and over the next three years we should meet the estimated cost of the repairs for the cement around the pool.
 - The fees for the lake were increased because we went to a different company to maintain the lake since the previous company did not control the weeds. This new company, after three treatments, cleaned up the weeds in the lake.
 - The Board may amend the budget to show anticipated returned fees based on legal actions.
 - The Association approved the Treasurer's report.
- The new HOA rules were sent out to the Association, and a brief review was given in this Mail Chimp document.
- Our Crime Watch programs works well and regularly keeps in touch with the North District Police region. We think that the 82nd street project has helped keep the crime rate down. We also feel that locking the gates at nights for the pool area has helped.
- The lighting and landscaping of the entrances will be reviewed once the project is finished.
- The house that was burned last year and is boarded up, has been purchased by a company to flip the house. No permits have been pulled as yet. The board will be following up this house.
- We have been using Mail Chimp to send out notices. We need all email addresses to do this properly.
- There was a question presented from the floor. The question was if the Board was actively pursuing fixes on the roads in Castle Cove. Anyone can contact the City about the condition of the streets. The Board has not been involved in the street repairs.
- The East end of the wall repairs will be dealt with when the 82nd street project ends.
- A question on getting the directory printed was discussed. And it was mentioned that the Board did not want to do this. The Association felt that the directory should be sent out in MailChimp as an attachment. The Board agreed to do this next year.
- There was a question on children's playground. We were going to add 2 new pieces of equipment to the playground area. We were told that we would have to increase the size of the playground first.
- There is a hole forming near the playground area that will need to be investigated.
- It was suggested that we might have to increase the budget on landscaping of the front entrances once the 82nd street is finished. Dave Fuss volunteered to help the Board with the design of the landscaping around the entrances.
- It was suggested that we move the basketball net to another area on the other side between the two trees to avoid the water collection where it is now.
- The meeting adjourned at 8:17 PM

Submitted by:

Ron Sans - Secretary

Reviewed by:

****THESE MINUTES HAVE NOT YET BEEN APPROVED****

CASTLE COVE ANNUAL MEETING

Tuesday, November 11th, 2014 7:00 PM

Lawrence North Central High School

ATTENDEES:

Board Members

<input checked="" type="checkbox"/> Bruce Amrhien	<input checked="" type="checkbox"/> Charlie Spyr
<input checked="" type="checkbox"/> Scott Gallagher	<input checked="" type="checkbox"/> Patti Davis
<input checked="" type="checkbox"/> Rich Havlin	<input type="checkbox"/> Lana Stevens
<input checked="" type="checkbox"/> Tom Johnson	<input checked="" type="checkbox"/> Marie Wright
<input checked="" type="checkbox"/> Ron Sans	

Residents:

Sharon Johnson	8205 Lake Point Ct
Charles Spyr	8015 Castle Lake Road
Ron & Mary Sans	8101 Castle Lake Road
Scott Gallagher	8050 Bay Brook Dr
Bruce Amrhein	8060 Castle Cove
Patty & Dave Every	8107 Castle Lake Road
Marie Wright	7991 Spring Water
Jay Bobien	7935 Bayview Point
F. Douglas Newkirk	8002 Bayview Point
William & Marsha Breen	8061 Springwater Circle
Uriah & Reenie Bontrager	8038 Bayview Point
Ron & Jean Semro	8031 Castle Cove Road
Ken Massey & Helen Blaski	8051 Castle Cove Road
Mike & Carrie Barger	8050 Castle Cove Road
Chuck Schneider	8120 Bay Brook
Ross Fazekas	8133 Castle Cove Road
David & Nora West	7960 Castle Lake Road
Gary & Lynn Windler	8221 Bayview Ct
Anita & Ryan Donaldson	8012 Springwater Dr W
Dave Fuss	8149 Castle Lake Road
Alex Ray & Sally Diesslin	8032 Bayview Point
Clark Lienemann	8041 Springwater Circle
Rich Kautzman	8001 Castle Lake Road

- The meeting was called to order by Marie Wright at 7:03 PM.
- The Board members were introduced.
- The 2013 Annual Meeting minutes were presented to the association and reviewed. Several corrections were made to the report. The Association approved the minutes from last year.
- Election of New Board Members. There were no nominees from the floor. The association approved the three people that were on the ballot.
 - Mike Barger
 - Charlie Spyr
 - Marie Wright
- Treasurer's Report – Tom Johnson
 - Bank Balances as of Oct 1st, 2014:
 - Checking: \$ 19,245.46
 - Savings: \$ 15,342.53
 - Reserve: \$ 43,681.55
 - Total: \$ 43,681.55
 - The Dues for 2015 will be held the same as the previous year at \$378.
 - The budget for 2015 was presented to the association.
 - The \$7,000 expense was to fix the front serpentine wall that was damaged.
 - The land line coverage is required because of the pool.
 - The professional fees also will be used for legal fees to enforce some of the regulations.
 - The Association approved the budget for 2015.
- Committee Reports
 - We need help with all the committees from the association. The Board members cannot do all the work.
- Discussions
 - A question was made about parking on the street for 48 hours. The parking of a boat or motor home may fall under the same regulations on the time. There were complaints about parking on the street where cars park on both sides of the street right next to each other. Cars parking at the stop sign are parking illegally has requested that this not occur.
 - Question on the Lake Committee there has been a light more algae. We may need to buy more grass carp to eat the algae. The Board felt that the lake was restocked about 4 years ago.
 - There was a short discussion on the 82nds street issue. The stakes are out there now, but they are way behind. It is felt that it might start in February or March. About 50 out of some 65 trees will be removed.
 - The house at the 82nd street and Castle Lake road corner was brought up. The owner wants to finish up and has fired his original contractor. The pool cover issue is a City issue and not the association's issue.
 - The meeting was adjourned at 7:53 PM.

Submitted by:

Ron Sans - Secretary

Reviewed by:

2015 Castle Cove Annual Meeting

November 10, 2015

Treasurer's Report

1. Account Balances as of November 6, 2015:

Checking	\$24,673.87
Savings	\$15,345.59
Reserve	\$90,94.47
Total	\$49,113.93

2. Castle Cove homes sold January 1, 2015 to date is 16 (one pending)

3. Unexpected Budget Events: A 2015 budget item was planned to replace the sand filter. That was done early in the spring. Unplanned expenses arose. The pool heater quit and was replaced, several deck boards sagged and were reinstalled after bolstering the support beams. After the pool closed we re-plastered the pools' linings. We only budgeted for \$1,000 for pool repairs (PR).

4. Our next pool repair plan is to replace the cracked concrete in the pool areas. It has not been determined when that will occur. The cost may be around \$30,000.

5. For the past 6 years the annual dues have been held at \$378. The board unanimously decided we must increase the budget since costs of services and repairs keep increasing. The board stayed under the 5% maximum allowed yearly increase and decided to increase the 2016 annual dues to \$390.

Tom Johnson, Treasurer

Castle Cove Owners Association
2015 Budget and YTD Statement

Account	Income	2015 Budget	Year to Date	Percent	Surplus/(Deficit)
DU	Dues (217 Homes @ \$378)	\$ 82,026.00	\$81,270.00	99.08%	
DDU	Delinquent Dues (past years)	\$500.00	\$378.00	75.60%	
AI	Advertising	\$50.00	\$0.00	0.00%	
IN	Interest Income	\$50.00	\$5.34	10.68%	
IO	Income Other		\$0.00		
AFI	Attorney Fees / Court Fees		\$0.00		
LF	Late Fees	\$400.00	\$84.80	9.45%	
	Total Income	\$83,026.00	\$81,653.34	98.35%	
	Expenses				
PWT	Pool Water Testing	\$500.00	\$399.00	79.80%	\$101.00
PM	Pool Mgmt - Mgr, Lfgrds, Taxes	\$20,000.00	\$19,003.90	95.02%	\$996.10
PAS	Pool Area Supplies	\$4,500.00	\$2,049.01	45.53%	\$2,450.99
PT	Pool Area Telephone	\$300.00	\$311.51	103.84%	(\$11.51)
PL	Pool License	\$500.00	\$593.75	118.75%	(\$93.75)
PGW	Pool Gas & Water Utility	\$1,700.00	\$3,560.54	209.44%	(\$1,860.54)
POC	Pool Open / Close	\$2,500.00	\$3,170.75	126.83%	(\$670.75)
PR	Pool Repairs	\$1,000.00	\$19,069.55	1906.96%	(\$18,069.55)
	Total Pool Expenses	\$31,000.00	\$47,759.01	154.06%	(\$16,759.01)
CAR	Common Area Revitalization	\$3,000.00	\$0.00	0.00%	\$3,000.00
CM	Common Area Lawn Care	\$7,000.00	\$7,186.64	102.67%	(\$186.64)
CE	Common Area Electric Utility	\$2,000.00	\$1,978.14	98.91%	\$21.86
CS	Common Area Snow Removal	\$6,000.00	\$2,555.86	42.60%	\$3,444.14
CR	Common Area Repairs	\$7,000.00	\$18.06	0.26%	\$6,981.94
CL	Common Area Landscape	\$6,000.00	\$2,455.01	40.92%	\$3,544.99
CT	Common Area Tennis Court	\$1,000.00	\$0.00	0.00%	\$1,000.00
CV	Common Area Vandalism	\$250.00	\$0.00	0.00%	\$250.00
CLM	Common Area Lake Maint.	\$3,000.00	\$3,362.00	112.07%	(\$362.00)
CP	Common Area Playground	\$2,000.00	\$1,504.23	75.21%	\$495.77
	Total Common Area Expenses	\$37,250.00	\$19,059.94	51.17%	\$18,190.06
OG	Other Garage Sale	\$75.00	\$74.50	99.33%	\$0.50
OL	Other Legal/Professional/Crt Fees	\$7,000.00	\$5,920.01	84.57%	\$1,079.99
OP	Other Printing / Postage	\$400.00	\$7.06	1.77%	\$392.94
OI	Other Insurance	\$7,000.00	\$5,559.00	79.41%	\$1,441.00
OT	Other Property Tax	\$10.00	\$7.14	0.00%	\$2.86
OM	Other Misc. Business	\$1,000.00	\$1,928.53	192.85%	(\$928.53)
OC	Contingency Deposit to Reserve	\$7,000.00	\$0.00	0.00%	\$7,000.00
SS	Security	\$300.00	\$333.89	111.30%	(\$33.89)
	Total Other Expenses	\$22,785.00	\$13,830.13	60.70%	\$8,954.87
	Total Expenses	\$91,035.00	\$80,649.08	88.59%	\$10,385.92
	Total Income	\$83,026.00	\$81,653.34	98.35%	
	minus Total Expense	\$91,035.00	\$80,649.08	88.59%	
	Surplus / (Deficit)	(\$8,009.00)	\$1,004.26		

2016 Budget		Castle Cove Owners Association									As of 11/10/15	
		2013	9/3/2013		2014	10/11/2014		2015	11/10/2015		2016	
		Budget	Actuals	%	Budget	Actuals	%	Budget	Actuals	%	Budget	
Revenue												
Dues (217 homes)		\$ 82,026	\$ 79,562	97.0%	\$ 82,026	\$ 80,786	98.5%	\$ 82,026	\$ 81,270.00	99.1%	\$ 85,715	
Delinquent Dues		\$ 500	\$ 1,887	377.4%	\$ 500	\$ 148	29.7%	\$ 500	\$ 378.00	75.6%	\$ 500	
Advertising		\$ 50	\$ -	0.0%		\$ -						
Interest		\$ 50	\$ 25	50.6%	\$ 50	\$ 5	9.5%	\$ 50	\$ 5.01	10.0%	\$ 5	
Attorney Fees			\$ 2,086			\$ -						
Insurance Reimbursement						0						
Late Fees		\$ 400	\$ 889	222.3%	\$ 400	\$ 227	56.7%	\$ 400	\$ 84.80	21.2%	\$ 400	
	Total Revenue	\$ 83,026	\$ 84,449	101.7%	\$ 82,976	\$ 81,166	97.8%	\$ 82,976	\$ 81,737.81	98.5%	\$ 86,620	
Expenses												
Pool												
	Management	\$ 20,000	\$ 16,530	82.7%	\$ 20,000	\$ 23,469	117.3%	\$ 20,000	\$ 19,003.90	2.0%	\$ 22,000	
	Water Testing	\$ 650	\$ 350	53.8%	\$ 500	\$ 799	159.9%	\$ 500	\$ 399.00	409.8%	\$ 800	
	Supplies/Chemicals	\$ 3,000	\$ 4,379	146.0%	\$ 3,500	\$ 2,119	60.6%	\$ 4,500	\$ 2,049.01	45.5%	\$ 3,500	
	Telephone	\$ 300	\$ 279	93.1%	\$ 300	\$ 320	106.6%	\$ 300	\$ 311.51	103.8%	\$ 300	
	License	\$ 500	\$ 475	95.0%	\$ 500	\$ 524	104.8%	\$ 500	\$ 593.75	118.8%	\$ 500	
	Gas & Water	\$ 1,600	\$ 1,627	101.7%	\$ 1,700	\$ 1,672	98.3%	\$ 1,700	\$ 3,560.54	209.4%	\$ 2,000	
	Open/Close	\$ 2,500	\$ 1,047	41.9%	\$ 2,500	\$ 3,953	158.1%	\$ 2,500	\$ 3,170.75	126.8%	\$ 4,000	
	Repairs	\$ 1,000	\$ 312	31.2%		\$ 688		\$ 1,500	\$ 19,069.55	1271.3%	\$ 10,000	
	Total Pool Expenses	\$29,550	\$24,999	84.6%	\$29,000	\$33,544	115.7%	\$31,500	\$ 29,154.11	92.6%	\$ 43,100	
Common Area												
	Grass & Fertilizer	\$ 7,000	\$ 4,465	63.8%	\$ 6,000	\$ 6,088	101.5%	\$ 6,000	\$ 7,186.64	119.8%	\$ 6,000	
	Electricity	\$ 2,000	\$ 1,611	80.6%	\$ 2,000	\$ 1,512	75.6%	\$ 2,000	\$ 1,978.14	98.9%	\$ 2,000	
	Snow Removal	\$ 4,000	\$ 2,898	72.4%	\$ 4,000	\$ 4,640	116.0%	\$ 6,000	\$ 2,555.86	42.6%	\$ 6,000	
	Repairs	\$ 10,000	\$ 3,771	37.7%		\$ 514		\$ 7,000	\$ 18.06		\$ 750	
	Landscaping	\$ 5,000	\$ 4,671	93.4%	\$ 6,000	\$ 8,994	149.9%	\$ 6,000	\$ 2,445.01	40.8%	\$ 6,000	
	Tennis Courts	\$ 1,000	\$ -	0.0%		\$ -		\$ 1,000	\$ -	0.0%	\$ 1,000	
	Vandalism	\$ 250	\$ -	0.0%	\$ 250	\$ -	0.0%	\$ 250	\$ -	0.0%	\$ 250	
	Lake Maintenance	\$ 3,000	\$ 2,387	79.6%	\$ 3,000	\$ 2,858	95.3%	\$ 3,000	\$ 3,362.00	112.1%	\$ 5,000	
	Playground	\$ 200	\$ -	0.0%		\$ -		\$ 2,000	\$ 1,504.23	75.2%	\$ 3,000	
	Total Common	\$ 32,450	\$ 19,804	61.0%	\$ 21,250	\$ 24,606	115.8%	\$ 33,250	\$ 19,049.94	57.3%	\$ 30,000	
Other												
	Garage Sale	\$ 60	\$ 74	123.3%	\$ 75	\$ 64	85.3%	\$ 75	\$ 74.50	99.3%	\$ 75	
	Professional Fees	\$ 1,500	\$ (391)	-26.1%	\$ 1,500	\$ 335	22.3%	\$ 7,000	\$ 5,920.01	84.6%	\$ 7,000	
	Printing & Postage	\$ 400	\$ 156	39.0%	\$ 400	\$ 271	67.7%	\$ 400	\$ 7.06	1.8%	\$ 400	
	Insurance	\$ 7,000	\$ 5,677	81.1%	\$ 7,000	\$ 5,711	81.6%	\$ 6,000	\$ 5,559.00	92.7%	\$ 6,000	
	Other Property Tax				\$ 10	\$ 7	1	\$ 10	\$ 7.14	71.4%	\$ 10	
	Misc. (Business Exp.)	\$ 1,000	\$ 1,041	104.1%	\$ 1,000	\$ 2,371	237.1%	\$ 1,000	\$ 1,928.53	192.9%	\$ 1,000	
	Contingency/Reserve	\$ 7,000	\$ 7,000	100.0%	\$ 7,000	\$ -	0.0%	\$ 7,000	\$ -	0.0%	\$ 7,000	
	Crime Watch	\$ 300	\$ 195	65.1%	\$ 300	\$ 462	154.1%	\$ 300	\$ 333.89	111.3%	\$ 400	
	Total Other	\$ 17,260	\$ 13,752	79.7%	\$ 17,285	\$ 9,221	53.3%	\$ 21,785	\$ 13,830.13	63.5%	\$ 21,885	
	YE ADJ											
	Total Expenses	\$ 79,260	\$ 58,554.86	73.9%	\$ 67,535	\$ 67,370.99	99.8%	\$ 86,535	\$ 62,034.18	71.7%	\$ 94,985	
Revenue +		83,026.00			82,976.00			82,976.00			86,620.00	
Expenses -		79,260.00			67,535.00			86,535.00			94,985.00	
Balance		3,766.00			15,441.00			-3,559.00			-8,365.00	
Reserve +	(As of March)	\$14,000.00			\$21,000.00			\$28,000.00			\$28,000.00	
Balance		17,766.00			36,441.00			24,441.00			19,635.00	