

Annual Meeting 2023 Minutes

CASTLE COVE ANNUAL MEETING MINUTES

Tuesday, November 14th, 2023, at 7:0 PM

Lawrence North Highschool

Board Members

<input checked="" type="checkbox"/> Bruce Amrhien	<input checked="" type="checkbox"/> Charlie Spyr
<input checked="" type="checkbox"/> Tim Westerhof	<input checked="" type="checkbox"/> John Ridder
<input checked="" type="checkbox"/> Shivaji Gunale	<input checked="" type="checkbox"/> Chris Zell
<input checked="" type="checkbox"/> Ron Sans	<input checked="" type="checkbox"/> Jont Rogers
<input checked="" type="checkbox"/> Tim Westerhof	

Residents

David and Nora West	Greg & Beth Thomas
Mary Sans	Bruce Paul
Linda Dernier	Jeanette Hedlund
Greg & Deanne Heidrich	Peter Goodwin
John Siefer	Chuck & Connie Schneider
Ken Ogorek	Kimber Johnson
Jane Walter	Jay Bobian
Rich Kautzman	Rich Calhorn ?
Rae Odms ?	

- John Ridder opened the meeting at 7:36 PM at Lawrence North High School's Auditorium.
- The Board approved the minutes from the last Annual Meeting.
- Major Accomplishments for 2023
 - Sidewalk extensions on 2 streets.
 - Gazebo added to the pool deck.
- Treasurer's Report – Charlie Spyr
 - Details are discussed in the Annual Meeting Document 2023.
 - The pool contract is still up for review from Pyles Pools. There is a 25% increase in their rate for 2024.
 - The snow blowing and lawn contract with Providence have been signed.
 - Linda Dernier will be doing the HOA audits for 2021 and 2022.
 - The Castle Cove Homeowner's Association approved the Treasurer's Report
- Board Member Elections – The following have been elected to the 2023 Board.
 - Charlie Spyr – 3-year term
 - Bruce Amrhien – 3-year term
 - Peter Goodwin – 2-year term (Filled out remaining years for Jenny Holmes)
- Committee Reports are shown in the end of the Annual Meeting Document for 2023.
- Budget discussion
 - See the Annual Meeting Document 2023 for details on the budget for 2024.

Annual Meeting 2023 Minutes

- The dues will not be raised this year.
- The Social Committee is expecting to host an eclipse viewing event for April 8th, 2024.
- There was a concern about dropping the Crime Watch expenses from the budget. They have not been dropped; however, they are under the Social Committee's Budget.
- The Castle Cove Homeowner's Association approved the 2024 budget.
- The next Board meeting will be the 2nd Tuesday in January
- The meeting was adjourned at 8:41 PM by John Ridder

CASTLE COVE OWNERS' ASSOCIATION

2023 ANNUAL MEETING

November 14th, 2022 - 7:30 PM

Lawrence North High School - Auditorium

ANNUAL MEETING PACKET

Agenda

- 2023 Treasurer's Report
- Election of new Board members
- Committee Reports
- Approve minutes from the 2022 Annual Meeting (They are on the Website, castle-cove.com)
- Proposed 2024 Budget (see last page of packet)

Treasurer's Report 2023

Treasurer's Report 2023

1/1/2023:

PNC Checking \$ 39,838.84

PNC "working" savings \$ 35,543.73

BMO "reserve" CD \$ 24,382.57

BMO "reserve" CD \$ 52,721.08

Total: \$152,486.22 (\$138,837.86 in 2022)

9/30/2023:

PNC Checking \$ 40,297.35

PNC "working" savings \$ 35,546.39

BMO "reserve" CD \$ 24,929.65

BMO "reserve" CD's \$ 53,409.43

Total: \$154,182.82 (\$157,095.80 in 2022)

End of year totals for comparison:

2018	\$88,273.87
2019	\$109,031.61
2020	\$117,361.04
2021	\$138,837.86

Audits of our 2021 / 2022 financials are underway.

Delinquent dues cases: We have liens remaining in place on 2 properties and foreclosure actions in process on 2 other properties. Foreclosure cases should be resolved one way or another in early 2024 while the Liens may extend into the future until they reach foreclosure status.

Significant expenses for 2023 continue to be represented by our pool (\$42,000) and common areas maintenance expense (\$24,074.74). Significant restoration / repair of the tennis courts required \$15,940 in 2023.

Treasurer's Report 2023

The multi-year project with the city of Indianapolis to extend 2 of our sidewalks in the neighborhood cost us \$10,702.83 this year. Board has discussed using monies from reserve funds versus budgeted common expense funds for these types of major capital improvement projects in the future.

Proposed 2024 Budget

At the October Board meeting a proposed 2024 budget was prepared and is presented here for your review and approval or edit and approval. At that meeting the Board decided that the annual assessment for 2024 would NOT be increased from \$430 per Lot. Dues were last increased from \$395 to \$410 (3.8%) beginning in 2017 and again to \$430 (4.9%) for 2023.

This 2024 proposal includes details such as:

Money was set aside in the 2023 budget for restroom door replacement. Unexpectedly high replacement cost estimate came in, no doors have been replaced yet. Some money was left in the repair budget (2024) to replace some or all of those same doors this year.

At the time this budget was prepared we have not received a new proposal for contract management of our pool. Final figures for that cost for the 2024 season are still unknown.

Contracts are in place for snow removal / salting this Winter and for mowing / landscaping next Spring/Summer.

Snow removal guesstimates which had traditionally been pegged at \$6k/yr. were recently lowered to \$4k and again this year (2024) lowered to \$2,500. We spent 0 for snow removal last year and \$2800 the year before that.

Respectfully submitted for your review

-Charles Spyr, volunteer Treasurer, Castle Cove HOA Board

2023 Committee Reports

Architectural Control Committee

Chris Zell, Board Member Chairman

In 2023 there were 5 Architectural Requests submitted and approved.

- Deck/Patio replacement
- Fence request (3)
- Shed request

Common Grounds Committee

Bruce Amrhien, Board Member Chairman

Providence Outdoor, Inc provide us with a consistent/timely service - mowing, snow removal and trimming. Broken limbs removal out the maple tree by the pool. D and Z Grime Freighters power wash the sidewalks around the parking lot, pool / tennis area all the with to the playground. We have contract with Providence to provide mowing and snow removal for the year 2024.

Compliance Committee

Shiva Gunale, Board Member Chairman.

1. Lawns and yards:
 - a. Going thru the neighborhood it looked, except for handful of lawns overwhelming majority of the lawns were well maintained.
 - i. Front yard poles and lights (dusk to dawn).
 - ii. When checked in late spring some 29 front yard lights were not on. Mailing was sent to bring this to the attention of homeowners. Repeat drive thru in September revealed that number down to four yards are from the first list. Hope they will take care. Four houses don't have poles but have very well-lit front yards.
2. Garbage bins.
 - a. Except for a couple of households, the bins are stored properly by the rest of the households.
 - b. Reminders of compliance were sent on two occasions.
3. Sidewalks.
 - a. Please check if tree branches are low on the sidewalk. It would be a bit hazardous. We want walkers to be safe as they use the sidewalk.

4. Mailboxes.
 - a. Three mailboxes do not comply with the specifications indicated in the covenant. Mailing was done to bring this to their attention.

That's it. Thanks. Shiva Gunale. Srgunale@hotmail.com.

Lake Committee

Tim Westerhof, Board Member Chairman

Currently

- We are in the final year of a three-year contract with PondsRx.
- Ponds Rx monitors the lake and takes action when necessary.
- Their reports are brief but state that our pond appears healthy.
- No additional expenses were incurred this year.
- Due to on-going concerns about sediment buildup in the lake, a quote for a bathymetric (depth) survey (via PondRx) was received last year and \$1700 was approved for this to be completed in 2023.
- This year the committee attempted to contact another vendor (Heartland Dredging) for a bathymetric survey quote via e-mail and phone: no response.
- During the summer four Board members attended a retention pond seminar presented by the Marion County Soil and Water Conservation District. Dave Osborne, Executive Director of the Ripley County Purdue Extension, Ag and Natural Resources, was the presenter. The question was asked about how concerned we should be about the build-up of sediment in our retention pond. He said retention ponds are made to catch water and sediment. As a pond fills with sediment it will be harder for fish to survive. If the pond is functioning properly for drainage and fish population is not a concern, he would not be concerned about dredging. He considered a pond "old" when it has ½ of its original depth. He stated most new ponds are designed to be at least 8' in depth. Unfortunately, rain brought the outdoor seminar to an early end before more questions could be asked.
- An invitation to host the next pond seminar at our neighborhood was sent to the Marion County Conservation District and they replied with an interest in a Spring seminar.
- John Ridder and Shivaji Gunale put on their sailor caps, got on a boat, and took measurements in various locations of the pond. Nine measurements were taken, all in-between 4.5' and 5.5'.
- With the information we now have, no bathymetric survey will be completed at this time.
- There is a report of a muskrat in the lake. Three trapping services were contacted, Our previous vendor has moved and declined to travel to our lake. Two other local services, contacted via phone and e-mail, never replied back.

Future

- Sign new contract with PondsRx.
- Hopefully host a Spring Pond Seminar

Nominating Committee

Bruce Amrhien, Board Member Chair

We have three positions to be fill at our Annual Meeting - two are normal rotations and the third is the resignation of Jenny Holmes. We thank Jenny for her service especially on the

Pool Committee . Nothing but the best going forward. Charlie Spyr and Bruce Amrhien have agreed to seek re-election and longtime resident Peter Goodwin has agreed to seek election.

to the board as well. Nominations will be received from the floor at the meeting.

Pool Committee

Jenny Holmes, Board Member Chair

This year we opened the pool Memorial Day weekend. We continued working with Pyle's Pools as our management company. Our contract with them ended at the end of this season, so the board will be looking to the management companies for the future. We began the process of replacing the older pool furniture. We purchased four new tables, some chairs, and a few umbrellas. We also installed a gazebo for neighbors to enjoy some shade. The pool closed the Tuesday after Labor Day.

Tennis Court Committee

Bruce Amrhien, Acting Chair

We had another great year of tennis and pickleball play. all built around Leslie Coatings - cleaning, filling cracks and repaint the surface. They did a very nice job and we thanks the plying community for their patience as this work was done.

Website

Ron Sans, Web Master/Board Member

- ATT installed a fiber optic connection, and an outside consultant was required to get the website to work again. The purchase of a certificate for the website was approved by the Board, but it has not been obtained yet.
- A new feature has been added to the Board Members' section. Board members can look up look up pool and tennis codes. The data that is presented will show whether the homeowner has paid their dues.
- A new section has been added that maintains manuals for equipment.
- There were 23 applications that maintained the Website. These have been compiled into 1 large program.

Welcome Committee

Tim Westerhof, Board Member Chair

John Ridder

As of 11/02 the following new residents were welcomed into the neighborhood in 2023:

- 7919 Cove Trace
- 8121 Clearwater Dr
- 8039 Springwater Dr

for sale

- 8091 Bay Brook Drive
- 8008 Bay Cove

There is at least one house that is currently for sale.

Submitted By:

Ron Sans, Secretary

	2020	Year End	2021	Year End	2022	Year End	2023	Year End	2024
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	(est)	Budget
DU annual dues	\$ 88,970	\$ 88,595.00	\$ 88,970	\$ 89,380.00	\$ 88,970	86,920.00	\$ 93,310	90,321	93,310
DDU prior yr. dues	\$ 410					0.00	\$ -	820	170
IN interest	\$ 864	\$ 1,314.00	\$ 1,455	\$ 1,284.44	\$ 1,700	1,532.00	\$ 2,450	2000	2000
AFI rtdn attny fees						431.00	\$ 500	2000	250
IO title transfer fee	\$ 500	\$ 1,545.00	\$ 600	\$ 1,200.00	\$ 750	1,050.00	\$ 750	450	450
LF late fees	\$ 86	\$ 1,272.20	\$ 1,000	\$ 1,177.70	\$ 1,000	617.30	\$ 1,000	1200	160
Total Revenue	\$ 90,830	\$ 91,443	\$ 92,025	\$ 93,042	\$ 92,420	90,550.30	\$ 98,010	96,791	96,340
PM Pool Mgmt	\$ 25,500	\$ 25,716.00	\$ 26,900	\$ 27,285.00	\$ 27,285	29,274.00	\$ 31,805	29,235.00	33,000.00
PL Pool License	\$ 475	\$ 475.00	\$ 475	\$ 475.00	\$ 475	475.00	\$ 475	475.00	475.00
PGW Pool Gas/Wtr	\$ 3,600	\$ 2,622.45	\$ 3,000	\$ 3,821.77	\$ 3,500	4,157.00	\$ 4,000	5,024.00	5,300.00
PR Pool Repairs	\$ 2,500	\$ 26,054.78	\$ 5,000	\$ 5,002.03	\$ 5,000	3,100.00	\$ 15,000	8,493.00	10,000.00
Total Pool Expense	\$ 32,075	\$ 54,868	\$ 35,375	\$ 36,584	\$ 36,260	37,006.00	\$ 51,280	43,227.00	48,775.00
CM Lawn Maint.	\$ 7,500	\$ 11,205.04	\$ 12,000	\$ 11,505.04	\$ 12,000	11,825.00	\$ 12,000	10,128.00	13,000.00
CE Electricity	\$ 3,000	\$ 2,999.74	\$ 3,300	\$ 3,212.98	\$ 3,300	3,425.00	\$ 3,300	3,316.00	3,466.00
CS Snow Remov	\$ 4,000	\$ 930.00	\$ 4,000	\$ 2,050.00	\$ 4,000	2,850.00	\$ 4,000	0.00	2,500.00
CR Repairs	\$ 3,000	\$ 990.74	\$ 12,500	\$ 4,755.00	\$ 12,500	3,056.00	\$ 12,500	13,656.00	2,000.00
Landscaping	\$ 4,400								
CT Tennis Court	\$ 500	\$ 448.88	\$ 1,000	\$ -	\$ 1,000	895.00	\$ 15,900	15,940.00	500.00
Vandalism	\$ 250								
CLM Lake Maint.	\$ 5,000	\$ 5,149.80	\$ 6,000	\$ 5,348.70	\$ 5,500	5,378.00	\$ 7,050	5,379.00	5,500.00
CP Playground						1,445.00			
Total Common	\$ 35,850	\$ 21,724	\$ 38,800	\$ 26,872	\$ 38,300	28,874.00	\$ 54,750	48,419.00	26,966.00
OG Social Comm	\$ 100		\$ 1,000	\$ 64.00	\$ 500	382.78	\$ 500	600.00	500.00
OL Legal Fees	\$ 2,500	\$ 1,378.26	\$ 2,500	\$ 3,890.55	\$ 3,000	4,755.00	\$ 5,000	5,000.00	5,000.00
OP Postage	\$ 600	\$ 392.07	\$ 600	\$ 353.00	\$ 600	423.61	\$ 600	470.00	650.00
OI Insurance	\$ 6,000	\$ 5,205.00	\$ 5,000	\$ 4,559.00	\$ 5,000	4,830.00	\$ 5,000	5,012.00	5,100.00
OM Misc. (Trash)	\$ 1,000	\$ 829.53	\$ 750	\$ 632.81	\$ 750	977.00	\$ 1,000	855.00	1,000.00
OC Reserves	\$ 7,000	\$ 7,000.00	\$ 7,000	\$ 7,000.00	\$ 7,000	24,203.00	\$ 7,000	7,000.00	7,000.00
Crime Watch	\$ 500		\$ 1,000	\$ 117.40	\$ 500				
Total Other	\$ 17,700	\$ 14,805	\$ 17,850	\$ 16,617	\$ 17,350	35,571.39	\$ 19,100	18,937.00	19,250.00
Total Expenses	\$ 85,625	\$ 91,397	\$ 92,025	\$ 80,072	\$ 91,910	80,552.09	\$ 125,130	110,583.00	94,991.00
	90830	\$ 91,443.00	92025	\$ 93,042.00	92420	90,550.00	98010	96,791.00	93,310.00
Reconciliation	85625	\$ 91,397.00	92025	\$ 80,072.00	91910	80,552.00	125130	110,583.00	94,991.00
	5205	\$ 46.00	0	\$ 12,970.00	510	9,998.00	-27120	-13,792.00	-1,681.00