

# Annual Meeting 2021 Minutes

## Unapproved Minutes Subject to Approval and Review

### CASTLE COVE ANNUAL MEETING MINUTES

Tuesday, November 9<sup>th</sup>, 2021, at 7:00 PM  
Lawrence North Highschool

#### 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"/> John Ridder
<input checked="" type="checkbox"/> Erin Hannoy	<input checked="" type="checkbox"/> Chris Zell
<input checked="" type="checkbox"/> Ron Sans	<input type="checkbox"/>

##### Residents:

Mary Sans	Jonathan Rogers
Sharon Johnson	Jane Walter
Clark Leinemann	Tim Westerhof
William Runkel	Jim Ficorilli
Linda Dernier	Greg & Deanne Heidrich
Kendell & Dana Roberts	Dave & Marlene Fuss
Shivaja Gunale	Paul Kern
John Gennett	Ken Ogorek
Rosemary Powell	

- Scott Gallagher opened the meeting at 7:04PM at Lawrence North High School's Library.
- The Members approved the minutes from the last Annual Meeting.
- Board Member Elections
  - There are three open positions for the Board for the next 3 years, and one replacement for 2 years. The candidates that were voted into office are shown with an \* after the name.
    - Chriss Zell \* (3 yr. Term)
    - Bruce Amrhien \* (3 yr. Term)
    - Chad Bauerule
    - John Rogers\* (3 yr. Term)
    - Eric Sharnak
    - Linda White\* (2 yr. Term)
- There was a discussion of how to get the sidewalks repaired. It was suggested that the Board might have to fund the repairs. It was suggested that a Board member be assigned the task of finding out what is needed to fix the sidewalks. John Ridder suggested that he would help with this project. Another idea is that we contact the company that did the shaving of the sidewalks in neighborhood across 82nd street to level their sidewalks.
- Treasurer's Report
  - Charlie Spyr presented the Treasurer's Report which is shown below.
  - The annual audit has not been completed at this time. All the data has been submitted for the audit.
  - There was a discussion on the proposed cost of expanding the sidewalks at three locations in our HOA. The city has approved this project for installation next year. The city has hired an engineering firm to survey the properties surrounding the sidewalk extensions. This was completed earlier this year. At this time, we do not know what the sidewalk installations will cost us. The \$8,500 amount requested for 2021 budget was carried over into 2022.

# Annual Meeting 2021 Minutes

- The Association approved the Treasurer's Report.
- Committee Reports are shown in the end of this document.
- Member Comments
  - It was suggested that we investigate having the roof checked for hail damage on the pool and shelter house. Our insurance policy must be checked to see if we are covered for hail damage.
  - Lake Dredging
    - The lake has been filling up with runoff from the streets and lawns for nearly 40 years. The shallower depth has caused problems with algae. At the south portion of the lake, the depth of the water is so low that it smells and is forming an island.
    - It was suggested that the board have a firm evaluate the lake depths, quality and report on possible fixes.
  - It was suggested that the Board publish the number of people entering both the pool and tennis courts.
  - There was a request to evaluate what is being stored in the shelter house and discard any damaged equipment and/or garbage. This might be done by hiring a dumpster and filling it with the garbage in the shelter house.
  - Pool cul-de-sac
    - Nearly every night there are drug deals going on here in the dark.
    - The police have been called many, but rarely show up.
    - It was suggested to have two lights installed in the cul-de-sac facing west and on a motion detector.
  - Flock License Plate Readers
    - The Flock License Plate Readers are cameras that would be set up at the entrances to our HOA. These cameras would record all cars entering and leaving the HOA 24 hours per day. This information is sent to the police. The concept is that if there is an event (robbery, etc.), then the police will use this data to investigate the crime. This is a substantial investment with a continuous maintenance fee.
    - There is another opinion on this service. In theory this concept can work if the events can be investigated. However, in Marion County, the police are so overwhelmed with crime that they will not have time to investigate many crimes unless they are severe. Severe crimes are possibly murder, shootings, and rape. Detectives are so overwhelmed that most of their assignments are closed without further action. Thus, this opinion believes that this investment is not worth the investment.
    - The information about the technology will be submitted to residents within the community and will be requested to provide feedback on whether to invest and deploy the technology or decide the crime deterrent is not worth the investment.
- The membership approved the 2022 budget.
- The next Board Meeting will be January 11<sup>th</sup>, 2022, at 6:00 PM. The location to be determined. At that time, the Board will elect new officers for 2022.
- The meeting was adjourned at 8:04 PM by Scott Gallagher.

Submitted by:  
Ron Sans - Secretary

Reviewed: Scott Gallagher – President

# 2021 Committee Reports

## Architectural Control Committee

Chris Zell, Board Member Chairman

The following Architectural Committee requests were submitted in 2021.

There were a total 10 requests submitted and approved.

- 1) **8-23-2021** 8118 Lake Point Way - Concrete Patio - **Approved 8-23-2021**
- 2) **8-23-2021** 8021 Bay Cove - Fence - **Approved 8-23-2021**
- 3) **8-12-2021** 8023 Water Trace Court - Fence - **Approved 8-23-2021** (Delayed due to lack of full request)
- 4) **6-14-2021** 8221 Bayview Court - Fence - **Approved 6-15-2021**
- 5) **6-10-2021** 7945 Bayview Point - Fence - **Approved 6-15-2021**
- 6) **5-10-2021** 8131 Baybrook Dr - Stone Chimney Painting - **Approved 5-16-2021**
- 7) **4-14-2021** 7907 Cove Trace - Front Patio. Repair/Replace - **Approved 5-2-2021** (Delayed due to lack of full request)
- 8) **4-13-2021** 8011 Bayview Point - Fence - **Approved 4-14-2021**
- 9) **4-10-2021** 8131 Lake Point Way – Shed - **Approved 4-12-2021**
- 10) **2-2-2021** 8014 Bay Cove – Fence and 3' driveway extension - **Approved 2-5-2021**

## Tennis Court Committee

Bruce Amrhien, Acting Chair

We experience another good year - good participation from our residences. With the help of John Ridder, we power washed a portion of the perimeter of the courts. Plan for 2022 is to finish that process. Otherwise, the courts are in good shape. The nets were taken down the first week of November and stored for the winter.

## Common Grounds Committee

Bruce Amrhien, Board Member Chair

We had a very busy/exciting year - record snow fall, busy year for the mowing crews, trees along the eastside of our property trimmed, greenery along the wall on 82nd Street trimmed back. Good Shepherd Fence Company will be replacing the gates at the entrances to the pool/shelter house area this fall. We have received one bid to repair the cracks in our brick wall and waiting on another one at this writing

## Compliance Committee

Scott Gallagher, Board Member Chair

While mailbox maintenance and upkeep are one of the simplest home tasks, it remains a continuous issue for the neighborhood. Per Covenants, all mailboxes should be kept up to maintain aesthetic appeal of the community.

Lawn maintenance and landscaping is performed well by most but remain a challenge for others. All homes should be landscaped and maintained to be free of large weeds, pruned shrubbery to maintain harmony throughout neighborhood.

The two issues above remain a constant challenge for the Compliance Committee. Even though the issues reflect the individual homeowner, it affects the entire community. We simply ask that you take inventory of your home and invest time for you and the community. Please ensure your mailbox is freshly painted and post/box are always structurally sound and maintain lawn and landscaping for consistent harmony throughout community.

## 2021 Committee Reports

There have been two properties within the neighborhood with significant compliance issues to be addressed. Multiple requests were presented to the homeowners to discuss plans for addressing yet received no responses in return.

Both cases were later submitted to our attorney's office for a legal remedy. Our attorney made subsequent requests to discuss remedy and while one homeowner committed to addressing issue, several months went by and was not completed until we filed injunctive relief with the courts. That issue has now been resolved. The other issue remains a top priority for the Compliance Committee and the homeowner has been recently served with court documents seeking injunctive relief.

Preference would be to discuss compliance issues with a homeowner, and they take care of the matter. However, this is becoming less common and to protect the neighborhood, all legal remedies will be sought to ensure our neighborhood remains appealing to all residents and those that visit.

### Lake Committee

Ron Sans

The lake has been well maintained by the lake maintenance committee this year.

### Nominating Committee

Bruce Amrhien, Board Member Chair

We have four board positions to file at our Annual Meeting - 3 caused by the normal rotation - Chris Zell, Linda White and Bruce Amrhien and the 4th with the resignation of Elizabeth Wolk. We thank Beth for her service. Chris, Linda and Bruce have agreed to seek another 3 year term. Jonathon Rogers, Eric Sharnak and Chad Bauernle have agreed to seek a board position as well. Nominations will be received from the floor at the meeting.

### Pool Committee

Erin Hannoy, Board Member Chair

2021 – Replaced light in deep end of main pool and connection point from concrete pour in 2020. Explored late swimming with Charlie's assistance with minimal attendance. Purchased additional umbrellas and lounge chairs. COVID-19 restrictions were lifted. Working on getting cover installed for wader pool before winter.

2022 Expectations – Inquiring about sunshade options over deck area. Will need to constantly budget for lounge furniture. Will continue to explore early/late hours as long as additional committee assistance is provided.

### Website

Ron Sans, Web Master/Board Member

Many sections of the Board Members area on the website have been completely rewritten. All the background tasks that involved many separate programs have been combined into one program to make it easier to maintain and find the correct application to process the data. The system that maintains the yearly budgets has been completely rewritten to make it easy to update the data. The photos from the National Night Out have been published on the website.

### Welcome Committee

Tim Westerhof, Board Member Chair

## 2021 Committee Reports

John Ridder

As of 10/24 the following new residents were welcomed into the neighborhood in 2021:

- 8140 Castle Lake Rd
- 8032 Bayview Pt
- 8023 Water Trace Ct
- 8021 Bay Cove
- 8009 Castle Lake Rd

The following are yet to be welcomed:

- 8010 Castle Cove Rd

supporting the website has undergone many changes. The look from page to page is now more consistent. A tremendous amount of new data has been entered into the Board Members only section. We are now tracking all the estimates, contracts, and invoices. Our auditor now has rights to view these documents as they are entered. This allows her to keep up with the audit throughout the year rather than a massive effort at the end of the year. There are now many options to sort and view the data.

### Welcome Committee

Tim Westerhof, Board Member Chair  
John Ridder

Board member John Ridder joined the committee; a “welcome” addition! As of 10/18 the following new residents were welcomed into the neighborhood in 2020:

- 8036 Castle Lake Rd
- 8030 Castle Lake Rd
- 7937 Castle Lake Rd
- 8116 Castle Lake Rd
- 8211 Lake Point Ct
- 8012 Castle Lake Rd
- 7962 Springwater Dr W

The following are yet to be welcomed:

- 8119 Lake Point Way
- 8014 Bay Cove

# Budget 2022

INCOME	2019		2020	Actual			2021	Actual		2022
	Budget	Actuals		Budget	Year End (9/30/20)	Year End Estimate		Year End Actual	Budget	
DU	\$ 88,970	\$ 90,241.00	\$ 88,970	\$ 88,595.10	\$ 88,595.10	\$ 88,595.10	\$ 88,970	\$ 89,380.00	\$ 89,380.00	\$ 88,970
DDU	\$ 500	\$ 914.67	\$ 410							
IN	\$ 25	\$ 126.36	\$ 864	\$ 983.93	\$ 1,381.93	\$ 1,314.00	\$ 1,455	\$ 1,284.44	\$ 1,600.00	\$ 1,700
AFI	\$ 100	\$ 575.74								
IO	\$ 500	\$ 1,890.00	\$ 500	\$ 945.00	\$ 1,245.00	\$ 1,545.00	\$ 600	\$ 900.00	\$ 1,050.00	\$ 750
LF	\$ 300	\$ 1,070.70	\$ 86	\$ 1,272.20	\$ 1,272.20	\$ 1,272.20	\$ 1,000	\$ 1,177.70	\$ 1,177.70	\$ 1,000
<b>Total Revenue</b>	<b>\$ 90,395</b>	<b>\$ 94,818</b>	<b>\$ 90,830</b>	<b>\$ 91,796</b>	<b>\$ 92,494</b>	<b>\$ 91,443</b>	<b>\$ 92,025</b>	<b>\$ 92,742</b>	<b>\$ 93,208</b>	<b>\$ 92,420</b>
<b>POOL</b>										
Management	\$ 28,140	\$ 25,500.00	\$ 25,500	\$ 25,716.00	\$ 25,716.00	\$ 25,716.00	\$ 26,900	\$ 27,285.00	\$ 27,285.00	\$ 28,050
License	\$ 500	\$ 475.00	\$ 475	\$ 475.00	\$ 475.00	\$ 475.00	\$ 475	\$ 475.00	\$ 475.00	\$ 475
Gas & Water	\$ 3,000	\$ 3,565.45	\$ 3,600	\$ 2,110.00	\$ 2,660.00	\$ 2,622.45	\$ 3,000	\$ 3,000.82	\$ 3,500.00	\$ 3,500
Repairs	\$ 5,000	\$ 1,933.75	\$ 2,500	\$ 25,927.91	\$ 25,927.91	\$ 26,054.78	\$ 5,000	\$ 3,779.69	\$ 3,900.00	\$ 8,000
<b>Total Pool Expenses</b>	<b>\$ 36,640</b>	<b>\$ 31,474</b>	<b>\$ 32,075</b>	<b>\$ 54,229</b>	<b>\$ 54,779</b>	<b>\$ 54,868</b>	<b>\$ 35,375</b>	<b>\$ 34,541</b>	<b>\$ 35,160</b>	<b>\$ 40,025</b>
<b>COMMON AREA</b>										
Grass & Fertilizer	\$ 6,000	\$ 7,989.98	\$ 7,500	\$ 9,804.41	\$ 11,568.00	\$ 11,205.04	\$ 12,000	\$ 8,628.78	\$ 10,000.00	\$ 12,000
Electricity	\$ 2,000	\$ 3,203.99	\$ 3,000	\$ 2,533.41	\$ 3,030.00	\$ 2,999.74	\$ 3,300	\$ 2,050.00	\$ 2,050.00	\$ 3,300
Snow Removal	\$ 6,000	\$ 2,314.00	\$ 4,000	\$ 2,314.00	\$ 2,314.00	\$ 930.00	\$ 4,000	\$ 2,314.00	\$ 2,314.00	\$ 4,000
Repairs	\$ 10,000	\$ 7,973.37	\$ 3,000	\$ 933.11	\$ 933.11	\$ 990.74	\$ 12,500	\$ 2,760.00	\$ 5,000.00	\$ 12,500
Landscaping	\$ 4,000	\$ 5,256.36	\$ 4,400							
Tennis Courts	\$ 1,000	\$ 399.75	\$ 500	\$ 448.88	\$ 448.88	\$ 448.88	\$ 1,000	\$ 448.88	\$ 448.88	\$ 1,200
Vandalism	\$ 250	\$ 250.00	\$ 250							
Lake Maintenance	\$ 5,000	\$ 5,772.40	\$ 5,000	\$ 4,492.80	\$ 5,194.80	\$ 5,149.80	\$ 6,000	\$ 3,789.00	\$ 5,194.80	\$ 5,500
Playground	\$ 3,000	\$ 141.20								
<b>Total Common</b>	<b>\$ 37,250</b>	<b>\$ 33,301</b>	<b>\$ 35,850</b>	<b>\$ 20,527</b>	<b>\$ 23,489</b>	<b>\$ 21,724</b>	<b>\$ 38,800</b>	<b>\$ 19,991</b>	<b>\$ 25,008</b>	<b>\$ 38,500</b>
<b>OTHER</b>										
Social Committee	\$ 175	\$ 74.50	\$ 100				\$ 1,000	\$ 64.00	\$ 64.00	\$ 500
Professional Fees	\$ 3,000	\$ 2,536.24	\$ 2,500	\$ 1,140.76	\$ 2,500.00	\$ 1,378.26	\$ 2,500	\$ 2,230.35	\$ 3,000.00	\$ 3,000
Printing & Postage	\$ 400	\$ 352.31	\$ 600	\$ 348.21	\$ 500.00	\$ 392.07	\$ 600	\$ 348.21	\$ 500.00	\$ 600
Insurance	\$ 6,000	\$ 5,059.00	\$ 6,000	\$ 5,205.00	\$ 5,205.00	\$ 5,205.00	\$ 5,000	\$ 4,559.00	\$ 4,559.00	\$ 5,000
Misc. (Business Exp.)	\$ 750	\$ 1,143.77	\$ 1,000	\$ 507.30	\$ 567.30	\$ 829.53	\$ 750	\$ 357.52	\$ 500.00	\$ 750
Contingency/Reserve	\$ 7,000	\$ 7,000.00	\$ 7,000	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000	\$ 7,000.00	\$ 7,000.00	\$ 7,000
Crime Watch	\$ 400	\$ 217.29	\$ 500				\$ 1,000	\$ 117.40	\$ 117.40	\$ 500
<b>Total Other</b>	<b>\$ 17,725</b>	<b>\$ 16,383</b>	<b>\$ 17,700</b>	<b>\$ 14,201</b>	<b>\$ 15,772</b>	<b>\$ 14,805</b>	<b>\$ 17,850</b>	<b>\$ 14,676</b>	<b>\$ 15,740</b>	<b>\$ 17,350</b>
<b>Total Expenses</b>	<b>\$ 91,615</b>	<b>\$ 81,158</b>	<b>\$ 85,625</b>	<b>\$ 88,957</b>	<b>\$ 94,040</b>		<b>\$ 92,025</b>	<b>\$ 69,208</b>	<b>\$ 75,908</b>	<b>\$ 95,875</b>
	90,395.00		90830		\$ 92,494.00		92025		\$ 92,494.00	92420
	91,615.00		85625		\$ 94,040.00		92025		\$ 94,040.00	95875
	-1,220.00		5205		\$ (1,546.00)		0		\$ (1,546.00)	-3455
	\$52,000.00									
	<b>50,780.00</b>							\$ 51,000.00	\$ 51,300.00	