

# Minutes

## Castle Cove Owners Association Annual Meeting 2013

Wednesday, November 13, 2013, 7 p.m.  
Lawrence North High School (Room 195)

### ATTENDEES:

Board Members: Lana Stevens (Vice President), Tom Johnson (new Treasurer), Rich Havlin (3 yr term expires), Patti Davis, Maury Lathrop (3-yr term expires), Tom Stephenson (outgoing Treasurer, moving, 1yr term remains), Ruth Ann Stephenson (outgoing Secretary, moving, 1yr term remains).  
Absent: Marie Wright (President, 3-yr term expires), Scott Gallagher.

### Residents:

Don & Julie Anderson	Greg & Deanne Heidrich	Doug & Jane Newkirk
Doug & Nancy Arthur	Candice Hoos	Doug Reichl
Mike & Carrie Barger	Garrett Hunter	Cynthia & Carl Remesnik
Jay Bobian	Sharon Johnson	Ron & Mary Sans
UB & Reenie Bontrager	Crystal Johnson	Connie Schneider
Lauren Caulder	Richard Kautzman	Charlie Spyr
Linda Dernier	Ron Long	Marc Theising
Anita & Ryan Donaldson	Jerry March	Lisa Theobald
Ross Fazekas	Ken Massey	David West
Dave Fuss	Norm Melzer	Christi & Sydney Wilmoth
Sherry Havlin	Audrey Neucks	& Greg Sorrels

The meeting was called to order at 6:02 p.m. by Vice President Lana Stevens (in President Marie Wright's absence).  
Board members in attendance were introduced.

### ELECTION OF NEW BOARD MEMBERS:

There are 5 positions to be filled (three 3-year terms and two 1-year terms). Nominees on the ballot are:

- Bruce Amrhein
- Rich Havlin
- Ron Sans
- Charlie Spyr
- Marie Wright

There was one nomination from the floor:

- Christie Wilmoth

All nominees presented self-introductions. Residents were asked to circle their 5 choices. Ballots will be counted and the three with the most votes will fill the 3-year terms.

### SECRETARY'S REPORT: Ruth Ann Stephenson

- Minutes from the 2012 Annual Meeting were presented
- A motion was made, seconded and the 2012 Annual Meeting minutes were approved.

### TREASURER'S REPORT: Tom Stephenson

- Bank Balances as of 10/31/13:
  - Checking \$ 5,467.27
  - Savings \$15,338.00
  - MM Reserve \$14,093.13
  - Total \$34,898.40
- 97.92% of the dues were collected. Questions were asked, answered and explained regarding vacant homes and dues.
- The financial statement for 2013 (year-to-date) was presented, reviewed and discussed.
- The 2014 proposed budget as approved by the board was presented.
  - There was a question about why the 2014 budget is less than the 2013 budget.
    - It was explained that since the Reserve account is now being properly funded each year, this account is where unexpected repair money would come from. In doing this, funds for unknown repairs (guesses) are no longer included as a line item in the 2014 budget for pool and

common area repairs. If, however, a certain repair and cost is known, it can be included as a repair line item.

- Another reason is that the Revitalization Committee was determined to no longer be needed as a separate committee and that line item funding was also removed.
- Another question was asked about what the \$10,672 was spent on as noted on the line item “Common Area Revitalization.” The answer given was the list of projects below (in the next item).
- Because of the current positive status of the budget, the Board voted to again NOT increase the dues for homeowners. This will be the 6th year the dues have remained at \$378 and, as usual, are due on March 1.
- A motion was made, seconded and unanimously approved to accept the Treasurer’s report as presented.

### **2013 PROJECTS COMPLETED:**

- Ramp and sidewalk to playground — concrete steps removed, concrete ramp installed in its place between pool and tennis courts. Additional concrete sidewalk installed all the way to the playground. This improvement has been greatly appreciated by residents with strollers, wagons and those in wheelchairs, etc.
- A keyless entry was installed on a gated doorway to the restrooms to provide access to the pool. Residents have an individual code for this keypad which is the same as their code to the tennis courts. This also enables residents to use the restrooms outside of pool hours and in spring and fall when the pool is closed (April 1—Nov. 1).
- Restroom Updates — included fresh paint, new lights and wiring, door closers and several other updates.
- Removal of 8-10 dead trees south of the playground which were determined to be a safety hazard as well as unsightly.
- The exterior of the pool house was painted.

### **ELECTION RESULTS:**

Bruce Amrhein, Rich Havlin, Ron Sans, Marie Wright, and Christie Wilmoth were elected to the Board. The one-year terms go to Marie Wright and Ron Sans.

### **CANNED FOOD DRIVE:**

This Castle Cove food drive was organized and conducted by 8-year old Sydney Wilmoth. Sydney thanked everyone for their contributions and showed us a large poster-sized photo of all the food that was donated. She and her mom will be dropping it off to Wheeler Mission.

### **COMMITTEE REPORTS FOR 2013** (full reports are in the Annual Meeting Packet which is attached to the minutes).

Below are brief summaries as well as any questions or comments from residents at the meeting:

#### Architectural Improvement: Sherry Havlin

In 2013, the Committee approved a pergola, shed and fence.

#### Common Grounds: Ruth Ann Stephenson (for Marie Wright)

- Contracts were approved for seasonal plantings in the entrances, lawn mowing and fertilizing and snow removal.
- Major improvements were listed previously.
- Future projects to be considered:
  - Landscape between the gates
  - Raise or improve lighting on the entrance signs
  - Add additional equipment to the playground

#### Compliance Committee: Rich Havlin

- Most residents have been very cooperative in resolving compliance issues.
- This committee has addressed door-to-door soliciting and handbills along with the Crime Watch committee.
- Questions were asked about vacant homes and who is responsible to mow grass, cut weeds and keep up the home. The answer varies depending what status the home is in and who actually owns it. Homes in the middle of a foreclosure process are still in the name of the last owner who is usually unreachable. The neighborhood has occasionally taken care of those lawns. The city will mow if over 12” high, but that is an unsightly length. A home on Castle Lake Road was specifically mentioned and it is now in the hands of the VA and listed for sale so the VA will maintain it and has paid the dues from closing to the end of the year.
- Questions were asked about the 82nd Street project. Information can be obtained on the Indy.gov website: <http://www.indy.gov/egov/city/dpw/rebuildindy/projects/pages/82nd-street-widening-project.aspx>. You

can even view the maps on this site. Several residents asked questions and shared their comments. One resident who's property backs up to 82nd Street received a letter from IPL regarding transformers. Another question involved whether sidewalks were going to be on both sides of the street in front of our neighborhood or just on one side. If just on one side, which side? At his time our understanding is the project has to go through another approval process for changes made after input at the last meeting. Keep up with the news and information on the Website.

- The Committee and Board commend the residents who are complying with our covenants and keeping their homes in good repair and keeping our neighborhood looking great.

Crime Watch: Lana Stevens

- Crime has been minimal in our area. CW captains continue to forward information to their blocks.
- More than 100 attended our 6th annual National Night Out Against Crime Ice Cream Social.
- New residents appreciated the CW packets with safety information and how our CW works.
- Lana drove the neighborhood at night and was impressed with how many "dusk-to-dawn" yard lights were on as well as flood lights. She also requested extra patrols for this evening since our meeting was advertised on our signs and criminals/vandals may realize a number of residents may not be home.
- Because of our close relationship with IMPD and our strong CW group, Lana was even called by Channel 13 Crime Watchers to see if she had information on a certain incident! That speaks highly of the CW program in our neighborhood.
- Block Captains can be found in the Annual Meeting Packet and also on our website which includes a map of the blocks.

Lake: Tom Johnson

- The pond has not looked quite as good this year. There are questions as to whether the company we have are taking shortcuts in their treatment. Tom will address with them and possibly investigate other companies
- The muskrat issue will be addressed in the spring.

Newsletter: Ruth Ann Stephenson

Ruth Ann has been doing the newsletter for 10 years and has moved from the neighborhood. We will be looking at other options which might include more information on the website or contracting her to continue the newsletter. Anyone interested in being the editor must have a program on their computer (similar to MS Publisher) which can easily prepare the newsletter including photos and must possess good typing, grammar, writing and proof-reading skills.

Pool: Tom Stephenson (leaving Board) Rich Havlin (new pool committee chairperson)

- Some of the pool improvements were painting the restrooms and exterior of the pool house, repairing the fence, new lounge chairs, new umbrellas, new access gate with keypad through the restrooms.
- A problems with ducks and ducklings in the pool was solved by adding wire mesh fencing around the bottom of the pool fence.
- A resident suggested including photos and names of lifeguards in the glass case along with the pool manger's information.

Tennis: Maury Lathrop

Nets will be reinstalled in April. Caulking will be done to cracks which have appeared in the places where they were intended to crack.

Website: Ruth Ann Stephenson

Ron Sans was thanked for maintaining our website. The new secretary will need to update information for 2014 and submit it to Ron by email in pdf format. Ruth Ann has these forms on her computer and can transfer them to the new secretary.

Welcoming: Ruth Ann Stephenson (in Marie Wright's absence)

- All 12 new families have been welcomed to the neighborhood and given a packet.
- In the future, it is suggested to welcome new residents, gain their contact information and explain that the additional information is on our website. Perhaps prepare a card to give them rather than a large packet.

In her closing statements, Lana thanked everyone for coming and presented a thank-you card and token of appreciation for the many years of dedicated service Tom and Ruth Ann Stephenson have contributed to Castle Cove on the Board, numerous committees, Crime Watch, newsletter, etc.

Lana adjourned the meeting at 8:15 p.m.

Respectfully submitted,  
Ruth Ann Stephenson (acting Secretary)