

CASTLE COVE BOARD MEETING

Tuesday, May 7, 2013 at 6:00 p.m.
Lawrence North High School, Room 102

ATTENDEES:

Board Members: Patti Davis, Rich Havlin, Tom Johnson, Maury Lathrop, Tom Stephenson, Lana Stevens, Marie Wright.
(Absent: Scott Gallagher, Ruth Ann Stephenson)

Non-Board Members: Brandon Decker, Mike & Carrie Barger, Ron Sans

MEETING NOTES: The meeting was called to order at 6:08 p.m.

Minutes: of the April 11, 2013 Board Meeting were unanimously approved.

Treasurer's Report: presented by Tom Stephenson

Bank Balances as of April 30, 2013:

Checking:	\$19,072.47
Savings:	\$50,323.04
Reserve:	\$14,091.00
TOTAL:	\$83,486.51

2013 Dues:

- 92.97% received as of April 30 for a total of \$76,261.50.
- 6 delinquent accounts were sent to the attorney for collection
- 4 vacant homes are uncollectable

Home closings:

- 7931 Cove Trace – 3/14
- 8050 Clearwater Dr - 4/18
- 7959 Springwater – 4/29
- 8038 Clearwater Dr – 4/30

The 2013 year-to-date report was briefly reviewed.

The Treasurer's report was unanimously approved as presented.

Committee Reports

Architectural (Rich Havlin for Sherry Havlin) – nothing at this time.

Common Grounds (Marie Wright) –

- Spring flowers have been planted in the entrance landscaping and mulch has been put down in the beds by Greenscapes who will also water and fertilize the flowers.
- This committee had a joint meeting April 29th with the revitalization committee to discuss additional plans for the year within the budget. Many ideas were discussed at this meeting and will be prioritized at a later meeting and presented to the Board for inclusion on the Master Repair/needs list. Some of the ideas are:
 - Bouncy spring ride-on toy for playground
 - Landscape between the gates
 - Plant pine trees on the dam
 - Gazebo or pavilion type shelter over picnic tables & in pool area for shade
 - 2nd bench for tennis courts
 - Remove old bushes on west side of shelter & add new plantings (boxwoods?)
 - Install a privacy fence at north end of parking lot
 - Knock-out rose & 3 small boxwoods to be planted in vacant area near current steps, under \$50. (Ruth Ann and Betty Borelli will do)
- The Committee is holding off on decisions for additional spending until final bids for all current projects are in.

Compliance (Rich Havlin)

- The Committee performed an annual neighborhood walk. It was a gorgeous day and residents were found working in their yards. There are a few yard complaints, but mailboxes seem to be the main concern. A sign will be put up to encourage residents to spruce up their mailboxes and be sure yard lights are working. Lana will send letters to homeowners who have compliance issues.

Crime Watch (Lana Stevens)

- Lana reported that Jim Lindgren moved and she will continue as coordinator for Crime Watch.

- Regarding the daytime break-in on Bayview Point, there is no more information since the case is still open.
- 2 blocks still need captains. Lana is temporarily covering these 2 blocks.
- Fortunately, it has been quiet in our neighborhood.
- Reminder, keep garage doors closed.

Garage Sale (Karen Young) Dates for this year will be June 7th & 8th.

Lake (Tom Johnson)

- Tom Johnson will become the committee chair and Ron Sans will remain on the committee.
- Algae has been seen on the edges of the pond already this year. It was questioned whether the pond has been treated yet. Tom S. will give Tom J. the contact information so he can find out and let us know. We hire Aquatic Control to take care of the pond and pay an annual contract, not a per treatment charge.
- 6x6 post taken out of lake and removed.

Newsletter (Ruth Ann Stephenson) – next issue planned for May to include these minutes.

Nominating (Rich Havlin) – nothing at this time.

Pool (Tom Stephenson & Kyle Goodwin, Manager)

- The pool is open, but water is green and brown dirt on bottom. Kyle is working with Pates to see if it would be quicker and easier to drain, clean and refill or try chemicals first. Normally, a pool shouldn't have to be drained two years in a row. Perhaps Pates should do the cleaning since they might have better equipment.
- Kyle reports that the pool will be open Saturday, May 25 and all day through the 2nd week of Aug with college lifeguards. He is checking to see if some guards will be available to cover the rest of Aug. Non-guarded pool hours were again discussed. Tom S. learned from our agent that this would not increase our insurance rates.
- The new lock access system will be ready to use this year. Residents (who have paid their dues) will use the same code as for tennis gate. Access to the pool will be through the restrooms which will be freshly painted an antique white and have new lighting. The lock records whose number is entered, so we can track this information and the need for sign-in sheets will be eliminated. This system will also allow residents use of the restrooms outside of pool hours (perhaps when using the tennis courts or playground). New fluorescent lighting will be added with 3-way switches, one inside each restroom entry door. Currently only 1 switch operates both restroom lights and it is located in the men's restroom. At the same time, the electrician will raise the spot lights at both entrances so they shine on the "Castle Cove" letters. Electric boxes will also be installed. The current quote from the electrician is \$2,000. A great deal of discussion followed about lighting, cost, type of lights, size of lights, and location of lights. More discussion ensued regarding fluorescent vs. standard vs. LED, etc. Maury will check further with the electrician.
- Discussed not having pool opening party Memorial Day weekend, but perhaps a pool party a week or 2 later. Marie offered to organize with help. Saturday, June 15 was determined to be the best date.
- Maury removed the old deadbolts from restroom doors, installed new toilet seats and door sweeps. He would like to get something to hang on the restroom walls for extra toilet paper rolls in the stalls since our supply cabinets will be locked. There was discussion about soap dispensers and trash cans -- we have sufficient. We need signs denoting "men's" and "women's" for the north gated side of restrooms. Moving the glass-front sign cabinet to north side of restrooms was discussed and also whether we need a sign that says, "Swim at your own risk." Decided to leave as is for now. Maury will get "men's" and "women's" signs.

Revitalization (Lana Stevens) - nothing to report at this time, except included in meeting with Common Grounds Committee. Path between tennis and pool is major project. Lana commented we should be working on new projects rather than tearing out existing things (shrubby at the shelter) which are in satisfactory condition. Marie asked Board members and anyone to please water the flowers when up by pool.

Tennis (Maury Lathrop) – Plan to purchase an additional bench or benches.

Website (Ruth Ann Stephenson) – the 2013 updates are on the website. As changes occur, updates will be made.

Welcome (Marie Wright) – all 3 new residents are being welcomed, with another moving in May 11th.

OLD BUSINESS:

- Master Repair/Needs list projects.
Path (from sidewalk between pool and tennis courts to playground). This project includes making a ramp where the current steps are to facilitate travel for strollers, wheelchairs, etc. Tom S. contacted 4 concrete/asphalt companies and received written bids from ACI (\$7520) and Young & Sons (\$7590) for the project. The bids were just \$70 apart and were similar with only ACI including a handrail. Discussion as to the necessity of such ensued. Waiting until after the project is finished to determine what kind and if a handrail will be installed was the final thought. A motion was made to use Young & Sons, the motion passed and Tom will contact them to schedule the work.
- 82nd Street Project: Lana is in contact with Ginny Cain as is resident Mike Barger. Mike has posed many questions to her. Since DPW's latest update stated there will be public hearings this summer, Ginny suggested that we might

not want to schedule a multi-neighborhood meeting with DPW since we were so disappointed with their Open House. The Board members and residents attending feel the hearings will be too late to air ongoing concerns. Lana was asked to contact Ginny to schedule a meeting. Current information: project has been revamped and planning is incomplete; there is funding to do the widening and sidewalk only between Hague and Sargent at this time. Concern was expressed about how traffic will bottleneck at Sargent, funneling 4 lanes into 2. The increase in traffic lanes will increase the dangers we face exiting Castle Cove and will increase traffic noise. Will the right turn lane remain? A center left turn lane is in the plans. There is concern regarding the increase in foot traffic and the close proximity of the sidewalk to our wall (possibly just 2 feet away). Tom Johnson stated that an employee (he knows) who works for a local engineer said that a traffic count of 19,000 vehicles travel that section of 82nd St. daily. He also mentioned the center left turn lanes, with two lanes on either side, on 96th Street seem to work fine. This is similar to the plan for 82nd.

- **CLOSED SESSION:** Based on an email Tom S received from Tanner Law Group, the Board voted unanimously to notify the delinquent resident via publication regarding the lien foreclosure. The cost will be \$132 to do so in the Indy Star. It was agreed that we have no other choice and that none of us feels good about the whole process. Per the email, Tanner was unable to “serve them both.”

NEW BUSINESS

- Brandon Decker, brought up the question of what would it take to change the mailbox color. He feels the mailboxes are dated, did not blend with current house colors, and perhaps a mailbox that didn't have to be painted would be easier for residents to keep maintained and look much nicer. It was explained to him what an arduous process changing covenants is, needing a 2/3 vote from all residents. Lana stated that we need to pick our battles and there are other things within the covenants that are outdated. Tom S said that maybe, at some point in the future, several covenant changes could be proposed and mailboxes could be included.
- Patti mentioned that the sale of 7960 Clearwater Court (owner Teresa Johnson, deceased) fell through; it is now bank owned.
- Richard said that he contacted Marie and they determined he would mow the yard at long-vacant 8131 Baybrook; neighbors thanked him. This seems to be the only vacant CC property not being routinely mowed. Discussion about how an abandoned look negatively impacts Castle Cove. The Board voted, with no objections, that the HOA would continue to pay Richard to mow it after Tom S tries to find out who currently has ownership in case that entity/person would take responsibility. The City will mow when growth reaches 12 inches; the City mowed the back yard once in the past. Several agreed that, since Castle Cove is in much better financial shape than many other Indy neighborhoods having multiple properties needing such care, we would not ask the City to mow. Additionally, allowing the grass to reach 12 inches is unacceptable. The vacant property at 8211 Lake Point Court (by the pool) is being mowed by the company now holding it. The property at 7962 Springwater Drive is being mowed, by whom was not known.

2013 Board Meeting Dates: currently scheduled for 6 p.m.

Next meetings: **July 2** at the pool, **September 3** (location TBD)

The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Ruth Ann Stephenson
Secretary

(Minutes prepared from recording of meeting and additional notes from Lana Stevens)