

CASTLE COVE BOARD MEETING

Tuesday, October 13th, 2020 at 6:00 PM

Pool Club House

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"/> Chris Zell	<input checked="" type="checkbox"/> Erin Hannoy
<input checked="" type="checkbox"/> Tom Johnson	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ron Sans	

Residents:

- The meeting was called to order by Scott Gallagher at 6:09 PM.
- The Board approved the minutes from the last meeting.
- The Board agreed that Eli Hannoy can cut down the dead tree near the playground and he can have wood. The Board will pay for the leasing of the chain saw.
- Charlie Spyr presented the Treasurer's report which is shown below. The Board accepted the Treasurer's report.
- Committee Reports
 - Architectural Control Committee
 - 1 Request for a shed
 - Compliance Committee
 - Several mailboxes still need repair. It would be cheaper to have someone paint the mailbox then send it to legal. It may be difficult to find the specified mailbox. Ace Hardware and Sullivan's have carried this mailbox.
 - A letter was sent to the homeowner that was using their home for loud band practice. The Compliance Committee has sent a letter to this household requesting that this practice stop immediately.
 - There are several derelict cars in the neighborhood that need to be removed.
 - Tom Johnson will be the chairman of the Compliance Committee. John Ritter said that he would assist with this committee. All letters and notices coming from the committee will be signed by a committee signature representing the entire committee and HOA Board.
 - John Ridder will maintain any issues that arrive with our Facebook account. This will allow the Board to remove any controversial Facebook postings.
 - The committee needs maintain consistency in their enforcement policies.
 - Common Grounds
 - The Fall flowers have been planted.
 - Lake
 - The lake is currently the lowest it has been for a long time

- The water is noticeably clear.
 - There have been many folks fishing on the lake that do not live in the neighborhood. The Board talked about closing fishing after dark. The Board will need to confirm appropriate means of ensuring non-residents are not trespassing and eliminate potential for confrontations among residents.
- Nominating
 - We may still need one more volunteer for the Board.
- Pool
 - The pool was a success this year.
 - The new Baby fence was greatly appreciated.
 - Next season, we need to fix the light on the deep end.
 - It was suggested to have after or before hours swims.
 - It was suggested that we have the contract extended another week after Labor Day.
 - There was a discussion on getting more umbrellas.
 - The idea of installing a pergola or some other more permanent shade device was briefly discussed.
 - There was a discussion of the use of the shelter house which has been turned over to the new Social Committee.
- Tennis
 - The surface on the tennis court has not been repaired. Bruce Amrhien will be contacted to get this fixed. The control joint should also be evaluated to ensure additional issues will not arise due to freeze/thaw.
 - Kids are getting into the tennis courts and have damaged the surface. The Board is considering turning off the lock system and only adding those that have requested access to the Tennis courts. The Board is also considering suspending a residents privileges should their child disregard the policy of NO bikes, skateboards, etc. on the courts.
- Social Committee
 - The Garage Sale Committee will now be part of the new Social Committee.
 - The Board does not want to make any suggestions about Halloween/Trick or Treat.
 - The 2021 budget was reviewed and funding was set for the new committee.
- Website
 - Invoice numbers have been added to the Board Only section of the website that deals with contracts, estimate and invoices. The data has been added to the database; however, the presentation on the website is under construction.
 - It was suggested that Facebook operations be added to the Website committee.
- Facebook – There are not enough people that view Facebook to use it for important Castle Cove communications. Several events have been run through Facebook. Chimp mail needs to be updated.
- Welcoming Committee
 - We have split the welcoming area up into East and West. We may not need to pass out the Covenants since it is required to be given to them at closing and it is also on the website.
- No Old Business
 - There are three properties that do not have sidewalks to the corners. An estimate has been obtained to have this done and \$8,500 was budgeted for this.
 - The Board approved 2021 Dues to remain unchanged.
- The Board spent the rest of the time discussing the budget for next year. The Board approved the budget to be the same as this year.

- The Board discussed the new budget for 2021. Charlie Spyr will present the final version at the Annual Meeting in November.
- Next board meeting November 10th for Annual Meeting. A site needs to be established for this meeting that will allow us to meet inside with social distancing in the event that LNHS will be unavailable due to Covid restrictions. Charlie to contact LNHS regarding availability of venue.
- Meeting adjourned about 8:11 PM by Scott Gallagher.

Submitted by:

Ron Sans - Secretary

Reviewed by:

Unapproved

Treasurer Report for October 13, 2020

PNC Bank Balances - as of September 30, 2020:

Checking (0946):	\$25,293.93
Savings (4459) Res.:	\$10,201.18
Savings (6573):	\$35,535.74
PNC Total:	\$71,030.85

BMO Bank Balance - as of September 30, 2020:

CD # ***4245 \$49,379.79 Next quarterly earnings (approx \$320) due 10/24/2020

PNC + BMO Total: \$120,410.64

Recent home sales closings in Castle Cove include Lot 32, Lot 182 and #145.

As of 9/30/20 we have received 2020 annual dues in full from all of our 217 homeowners (100%).

The 2020 annual deposit to our reserve account was made from our working savings account rather than from our checking as had been done in the past.

After having our Workers Comp Insurance policy cancelled for not having documented our contractor's Workers Comp coverage I encourage each Committee Chair that enters into a contract in the name of the HOA to obtain a copy of that record before initiating any agreements.

A proposed budget for discussion in preparation for our November annual meeting is attached here. This proposal contains no expected income from Delinquent Dues or attorney fees. For 2020 our pool repairs totaled \$25,927.91 while originally budgeted at \$2500.

Previously lawn maintenance and landscaping were budgeted separately. Under the current contractor those expenses are combined under the lawn maintenance budget code. For 2020 we expected \$7500 for lawn and \$4400 for landscaping, for a total of 11,900. At year end I expect our total outlay to be 11,568, which is close to our previously budgeted total.

Sincerely,

Charles Spyr, Treasurer