

**CASTLE COVE BOARD MEETING**

Tuesday, April 14<sup>th</sup>, at 6:30 2020 PM

Phone Call Conference

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

Residents:


- The meeting was called to order by Scott Gallagher at 6:31 PM.
- The Board approved the minutes from the last meeting (01/14/2020).
- Charlie Spyr presented the Treasurer’s report which is shown below. The Board approved the Treasurer’s report.
  - 201 home have paid dues at this point which is about 91% of the homes in our community. A few of these who have not paid, have been late payers. We know nothing about the others that have not paid so far.
  - Charlie Spyr has asked for help tracking down those that have not paid their dues.
  - The Board believes that Facebook is not the place to complain about paying their dues. The person that posted this was suspended from our Facebook account for 30 days. This person also has now paid their dues.
  - The lawyers want us to follow all the Covenants to the letter of the law and place liens on their homes if they have not paid. After a lengthy discussion on this issue, the Board decided to proceed as usual with the stated collection process. However, homeowners that are having difficulty paying their dues at this time may contact the Treasurer (Charlie Spyr) and work out a solution.
  - The Board decided to pay the \$800 retainer for the law firm as in previous years.
- Committee Reports
  - Architectural Committee
    - The committee has received the following questions related to the Architectural Control Committee.

- Can the homeowner install a basketball hoop next to their driveway without approval from the committee? The answer is yes.
  - Can the homeowner replace their driveway without approval? The answer is yes so long as the driveway is replaced without changing the size.
  - Can the homeowner paint their house without approval? The opinion of the Board is that this should not be reviewed as long as the proposed color maintains harmony within the community. The painting of brick and/or stone should be reviewed and approved by the Committee.
    - No formal requests were received by the Committee.
- Common Grounds
  - Dan Haines Construction fixed the crack in the wall today for \$612. The contract was issued last year.
- Compliance
  - The neighborhood has been examined recently.
  - One house on the end of Bayview Point (8044) is in very disrepair. A letter will be sent to this homeowner.
  - There a few mailboxes that need repairing.
  - Some yards are missing a working yard light.
  - The house on the West corner of Castle Cove Road (8109) has many issues
    - The grass needs cutting on one of the houses.
    - Many windows are cover with plastic on the outside.
    - There are 7 adults living in a 3-bedroom house.
    - This has been an extremely high maintenance issue for the Board and is consuming too much of our time.
    - Since this has been an ongoing issue for many issues, the Board decided to involve our lawyers with this issue.
- Garage Sale
  - Scheduled for first weekend in June on Friday and Saturday. It may have to be moved if the COVID-19 issue dictates.
- Lake
  - One muskrat has been seen this year on the South end of the lake.
  - Today we had a treatment for the lake.
- Nominating
  - Nothing
- Pool
  - We finally got the final Indiana Concrete Company quote for \$5500. This only covers the replacement of the concrete around the baby pool. It does not cover replacement of the fence around the baby pool. We still do not have a starting date. This is essential that we have this ASAP.
  - The tables and chairs for the pool have already been taken out by our pool contractor.

- If we cannot open by the expected time frame, there may be a large issue for the Board if the COVID-19 issues allow us to open the pool by then.
    - The playground has had some graffiti and it has been removed.
    - The pool is set to open on May 23<sup>rd</sup>. The pool contractor has been working on opening the pool on this date.
    - Erin Hannoy needs the keys for the pool. Bruce Amrhien will make sure that she has the keys.
    - The Board needs to investigate and approve a fence type that will go around the baby pool. A contract must be set soon so that this can be done before we can open the pool.
  - Tennis
    - There was discussion on keeping the tennis courts open due to the COVID-19 issue.
    - It was suggested that a sign be created stating the CDC guidelines for tennis courts be placed on the tennis court. However, the Board felt that it would allow use if tennis players take on the responsibility. This issue will be placed on Facebook once it is completed.
    - The Playground will be dealt with in the same way as the tennis courts.
  - Website
    - The website was down for several days this month. This was due to a license issue expiring on the SQL server. The wrong version SQL Server was installed. It was expected that Microsoft had placed the wrong version on their website. It took 5 hours of Microsoft professional help to diagnose the issue. It took several days to reinstall the server and get it working.
  - Welcoming
    - The new people near the pool have not been welcomed.
    - Kim Ridder's house has been welcomed.
- Old Business
  - None
- New Business
  - John Ridder had three issues for the Board to deal with.
    - There are three sidewalk that do not go to the corner of the street. There are many places where the sidewalks are in ill repair.
    - Asked about moving the dirt behind the Shelter House to give us a more level place to enhance its use.
    - Asked about remodeling the shelter house.
- Next Board Meeting
  - May 12th is the next Board Meeting at Shelter House at 6:30 PM.
- Meeting adjourned 8:22 PM by Scott Gallagher.

Submitted by:

Ron Sans - Secretary

Reviewed by:

Scott Gallagher

Treasurer Report for April 14, 2020

**PNC Bank Balances** - as of March 31, 2020:

Checking (0946):	\$76,173.34
Savings (4459) Res.:	\$3,200.47
Savings (6573):	\$42,518.17
PNC Total:	\$121,891.98

**BMO Bank Balance** - as of December 31, 2019:

CD # \*\*\*4245                      \$48,741.62    Next quarterly earnings (approx \$300) due 4/24/2020

PNC + BMO Total: \$170633.60

There have been 2 home sales closings in Castle Cove since the previous Board meeting in Jan 2020:

1/30/20 Lot 22, 7937 Castle Lake Rd.

2/21/20 Lot 3, 8211 Lake Point Ct.

As of 4/10/20 we have received 2020 annual dues from 200 of our 217 homeowners (92%). Treasurer would appreciate direction from the Board if collection SOP's are to differ from last year.

Sincerely,

Charles Spyr, Treasurer