

CASTLE COVE BOARD MEETING

Monday – May 17th at 6:00 PM

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

Visitors

Tim Westerhof	
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- The meeting was called to order by Scott Gallagher at 6:06 PM.
- The Board approved the minutes from the last meeting.
- Treasurer's Report
 - The Treasurer's Report is shown below.
 - The Board approved the Treasurer's Report.
 - The Board approved the retainer for the Lawyers.
 - There is an issue with homeowners not paying the late fees when they have paid late. The opinion of the Board is that they should pay the late fees to be fair to those that have paid their late fees and that the Covenants requires it..
 - The Board will give this person a change to pay the late fees before legal action. It was suggested that we wait until the next meeting before legal action.
 - The pool and tennis courts will be shut down for those that have not fully paid.
- Architectural Committee
 - Fence...approved...4-14-21
 - Front porch repair...approved...5-2-21
 - Stone chimney painting to match house...approved...5-14-21
- Compliance
 - There is a dead tree that has been in a homeowner's yard that still has not been taken down.
 - There are several mailboxes that need to be fixed.
 - There is an issue with the siding that needs to be replaced.
- Common Grounds
 - The pansies have been replaced with summer flowers at the entrances.
 - The area behind the large hill North of the Shelter house has many dead branches and other brush that needs to be removed.
 - On the 82nd street side of the serpentine wall, many branches overgrown need to be trimmed. Bruce Amrhien will investigate having a company that did this a few years ago clean up the area.

- The three property owners where the sidewalks will be installed have been contacted by the Board. The City has approved the grant and the Castle
- Cove Homeowner's association will have to pay half of the cost.
- The concrete mound behind the playground still needs to be further broken up. It needs a heavier sledgehammer.
- In the same areas as the concrete, there is a large hole that needs to be filled in.
- Several people have been fishing on the East side of the lake after mid-night. The police were called to in force trespassing regulations.
- Social Committee
 - A food truck for the pool opening was not available.
 - It was suggested that Linda Dernier be contacted about a food truck for June 29th during the blood draw.
- Lake
 - Legal was consulted on the content of the no trespassing signs found around the Lake. The lawyers stated that our signs are adequate for our purposes.
- Nominating
 - Nothing
- Pool
 - The pool will open on May 29th.
 - There have been no calls from Pyle's Pools, our pool company.
 - The pool prep work seems to be completed.
 - We are still at 50% capacity for the summer.
 - The electrical wiring and conduit for the pool light have been fixed. A new LED light has been installed in the West side of the pool for lighting at night
 - We need a considerable amount of new furniture for the pool area. Erin Hannoy will investigate. It was suggested that we stick with one vendor. It was also suggested that we get better furniture that is sold at Lowes. Many of the chairs need replacement.
 - There are several chemicals in the cabinet in the Shelter House that need to be disposed of. Pyle's Pools will be contacted to see if they can use the chemicals. The cabinet needs to be cleaned up and perhaps more shelves be put into the cabinet.
 - It was suggested that the lifeguards have a designated table with an umbrella for them so that they can get out of the sun during their breaks.
 - Pyle's Pools said that they have no issue with obtaining the chemical supplies this year.
 - Erin Hannoy will check up Pyle's Pools this week to be sure that everything is going ok.
 - There is a large metal sign that is not necessary and will be disposed of in the pool area.
 - It was suggested that the shelter house be opened during the day. The lifeguards and open and close the gates to the shelter house during the day shift.
 - The keys for the new lock on the entry gates need to be distributed to the Board Members that have requested it. Erin Hannoy will get this done.
- Tennis
 - An estimate for power washing the tennis court was too expensive, so Bruce Amrhien and John Ridder have been power washing the tennis courts, but it still not finished yet.
- Website
 - A calendar of HOA events has been added to the main page of the website. A large program has been completed that has combined the nearly 20 programs that support the Website into one program that is easier to find and run.
- Welcoming

- There was one household closing since the last meeting.
- One of the households that have moved in , has not been welcomed. This will be done shortly.
- Due to COVID-19, the welcome packets have been only dropping off. We were not doing an in person welcome. This procedure will continue through later this year.
- There appear to be several houses going on the market in the near future.
- We have had 3 shelter house rentals so far this year. There are two in June and one in July.
- Old Business
 - The gutters have been repaired.
- New Business
 - None.
- Next meeting July 13th at 6:00 PM. At Shelter house.
- Meeting adjourned about 7:02 PM by Scott Gallagher.

Submitted by:

Ron Sans - Secretary

Reviewed by:

Scott Gallagher - President

Treasurer Report for May 17, 2021

PNC Bank Balances - as of April 30, 2021:

Checking (0946):	\$80,874.04
Savings (4459) Res.:	\$10,201.78
Savings (6573):	\$35,537.80
PNC Total:	\$126,613.62

BMO Bank Balance - as of April 30, 2021:

CD # ***4245 \$50,357.49 (Next quarterly earnings deposit due July 2021)

3/31/2021 PNC + BMO Total: \$176,971.11

There have been no recent home sale closures.

I received Invoice #136722 from the EM&P law firm for our 2021/2022 retainer amount \$850. I await direction from the Board to pay (or not pay) for this service.

2021 Dues collection status report:

209 of our 217 homeowners are paid in full for 2021. Of the remaining 8, one has promised full payment by 5/14 (last Friday) and one has paid the original assessment but has refused to pay late fees. Another submitted a check on time that bounced and has not made good on that yet.

I sent email notices to outstanding (and some fully paid) accounts back on 5/4 reminding all the amount due increased to \$496.10 as of May 1st.

I plan on sending a US Mail letter to each of the remaining unpaid accounts explaining that our next step is collections through our attorneys (at their additional expense).

Sincerely,

Charles Spyr, Treasurer