

## CASTLE COVE BOARD MEETING

Tuesday – May 10th, 2022, at 6:30 PM

Pool Shelter House

### ATTENDEES:

Board Members

<input checked="" type="checkbox"/> Bruce Amrhien	<input checked="" type="checkbox"/> Charlie Spyr
<input checked="" type="checkbox"/> Chris Zell	<input checked="" type="checkbox"/> John Ridder
<input checked="" type="checkbox"/> Ron Sans	<input type="checkbox"/> Erin Hannoy
<input type="checkbox"/> Jonathan Rogers	<input checked="" type="checkbox"/> Tim Westerhof

- The meeting was called to order by John Ridder at 6:30 PM. The Board approved the minutes from the last meeting.
- The Board approved Tim Westerhof as a new member to the Board. The Board needs to add 1 more member to bring the count to nine Board members.
- The Board approved the Treasurer's Report. The report is shown below.
  - The Board still need to find a new auditor.
  - Castle Cove Homeowner's Association must pay a \$600 tax again this year for the water runoff lawn fee from the parking lot.
  - The Board approved turning dept collection for those that have not paid their 2022 dues to the lawyers as of May 1<sup>st</sup>.
  - The Board approved that we cut the two savings accounts down to one savings account.
  - It was decided that the garage sale cost for the advertising will continue this year.
- Committee Reports
  - Architectural Committee
    - There were 2 new requests so far this year; one for a fence and another to replace a deck.
  - Compliance
    - We still need a chairman.
    - In recent days, there have been many complaints presented to the Board concerning weeds and uncut lawns in the neighborhood.
    - There are a few homes that have not cleaned up the fallen branches in their yards.
  - Common Grounds
    - The Board received quote from Providence for mulch for playground for about \$1000. The Board approved the expense for the mulch which was not budgeted.

- It appears that the grass along the sidewalk on 82<sup>nd</sup> street was not sprayed for weeds. Bruce Amrhien will check on this with Providence since we believed that this was in our contract.
- The city says they are going to add the new sidewalk extensions approved last year. Our portion of the cost has not yet been established, and work should be done this summer.
- Social Committee
  - The Board will let the ChimpMail account drop because Ron Sans has been sending out e-mails for the for the Board.
  - Linda Dernier, who ran the Blood Drive, decided not to continue this this year. This was because attendance fell off completely by the last blood drive in the previous year.
- Lake
  - Tim Westerhof will take the chairmanship of the committee. He will investigate dredging the lake.
- Nominating
  - Tim Westerhof was added to the Board to fill vacant positions.
  - Bruce Amrhien will look into finding the 9<sup>th</sup> member.
- Pool
  - Nine people attended the pool area clean up in May. The Board felt that they did a fantastic job.
  - The deck was pressure washed by our crew on cleanup day, and it did not cost us anything. We had \$1200 and \$600 estimates to clean the deck, which will not need to be spent.
  - It was suggested that we investigate a higher quality umbrella replacement.
  - It was suggested that we put a more permanent sun covering the pool deck. It was suggested that during the pool season, that we chat with some of the regular folks at the pool about the shade.
  - Pool opening is scheduled for May 28<sup>th</sup>.
  - There was not enough activity for the after hours swim, so this will not be done this year.
  - The Board will close rentals for the shelter house when the pool closes. This was done because when the pool closes, our pool contractor takes all the furniture and stores it in the shelter house. Last year it too a great effort to clear out the shelter house for an event and replace the stored items.
- Tennis
  - Currently there are some cracks in the tennis court. The company that maintains our courts is booked up until the fall for new jobs. The crack filling will be put off until the fall.
- Website

- A new section was added to the Board Member's Only part. This section will contain the complete expenses for each year by year and month. The 2021 year's expenses were scanned in and have been imported into the database.
- Welcoming
  - Only 1 has been welcomed so far this year.
- Old Business
- New Business
  - Contact the Water department about the storm water runoff on Castle Lake Road that has started to erode at the lake entrance.
  - It was suggested that we investigate getting the bathrooms renovated next year.
  - It was suggested that we investigate how to update the shelter house.
- Next meeting will be on Tuesday, August 9th, 2022, at 6:30 PM at the Shelter House.
- Meeting adjourned about 7:40 PM by John Ridder.

Submitted by:

Ron Sans - Secretary

Reviewed by:

John Ridder - President

Treasurer Report for May 10, 2022

**PNC Bank Balances** - as of May 1, 2022:

Checking (0946):	\$86,928.37
Savings (4459) Res.:	\$17,203.11
Savings (6573):	\$35,541.34
PNC Total:	\$139,672.84

**BMO Bank Balance** - as of May 1, 2022:

CD # \*\*\*4245                      \$51,692.17 (Next quarterly earnings deposit due July 26, 2022)

PNC + BMO Total: \$191,364.99

There has been one recent home sale closing: Lot #46 8148 Castle Lake Rd. New Owners, James / Sarah Oberhellman as of 4/21/22.

2022 Dues collection status report:

Dues notification letters went out in January. Reminder 1<sup>st</sup> class letters were sent to non-responders in April. As of 5/6/22 there remain 7 households who have not paid with 2 additional that have some or all of their late fees unpaid.

Audit

Search for a new auditor for review of our 2021 records will commence once dues season concludes.

Recent events

Annual retainer due 6/1 to EM&P.

Annual Spring / Fall bills for Storm Water management to Marion County are \$295 each. Currently coming out of "CLM" budget.

Recent bill from EM&P for \$632 toward Lot#117 Covenant violations.

Annual Insurance bill for HOA paid \$4830. There has been a recent question of whether or not that policy covers new shingles for shelter house after last year's hail storm. I have a copy of the policy if anyone is interested in doing that research.

Sincerely,

Charles Spyr, Treasurer