

# CASTLE COVE BOARD MEETING

Tuesday – January 10th, at 6:00 PM

Ron Sans' House

## ATTENDEES:

Board Members

<input 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 checked="" type="checkbox"/> Jont Rogers
<input type="checkbox"/> Dr Shivaji Gunale	<input checked="" type="checkbox"/> Tim Westerhof
<input checked="" type="checkbox"/> Jenni Holmes	

- The meeting was called to order by John Ridder at 6:05 PM.
- The Board elected the following officers.
  - President – John Ridder
  - Vice President – Bruce Amrhien
  - Treasurer – Charlie Spyr
  - Secretary – Ron Sans
- The Board approved the minutes from the last meeting.
- Treasurer's Report
  - Charlie Spyr wants to add the HOA's President to our CD. The original one comes up for renewal sometime next year. The other one's renewal is several years out.
  - We have 4 houses that have not paid their 2022 dues.
  - We now have only one checking account and one savings account.
  - The audit for 2021 and 2022 needs an auditor. John and Charlie will find an auditor
  - The Board approved the Treasurer's report.
  - It was suggested that we investigate having people have the option of paying online.
- Committee Reports
  - Architectural Committee
    - Nothing new since last meeting
  - Compliance
    - Dr Gunale will be compliance chairman.
    - We have not done a complete review of compliance issues in Castle Cove. This will be done in early spring. This will consist of a Castle Cove walkthrough by a group of Board Members.
    - It was suggested that a standards sheet be sent out to the homeowners on what homeowners need to do to be following the Covenants. This will be sent out after January.

- Common Grounds
  - There have been no bills so far for snow plowing. It is not clear if Providence did some snow plowing during the last severe storm.
  - Dr. Gunale had offered to put some trees around the playground. We will follow up on this generous offer .
- Social Committee
  - We had a Luminaria on December 18. It was very cold, and it was earlier than last year. less people participated this year.
  - It was suggested that we do something for Halloween.
  - The Garage Sale will be first Saturday in June (Add to calendar)
  - Have pool party on opening of pool.
- Lake Committee
  - The storm road drainage pipes on the North - East side of the lake were repaired.
  - Tim Westerhof was asked to investigate the shoreline boundaries between lot owners and the portion owned by the HOA.(lake side)
- Nominating committee
  - All Board members are now appointed for 2023
- Pool Committee
  - When the pool closed, the lifeguard's stand and a few chairs were left in the pool area. Pyle was contacted and corrected the issue.
  - Several folks have requested that the pool be opened after hours. Pyle's contract states that we cannot open the pool without lifeguards. Additional hours, either private events or open to residents would incur additional costs. The Board decided not to offer additional hours.
  - Pool Opening dates – May 27<sup>th</sup>.
  - Pool Furniture
    - We lost some umbrellas last year. An inventory will be done before pool season.
  - Gazebo for deck
    - The Board previously approved \$5,000 for a Gazebo. John Ridder found one online for \$1350.00 which is still in the box. John Ridder stated that he will arrange installation. The committee will determine how to secure it to the deck. The Gazebo size is 12' x 16'. The pool committee will determine whether to use volunteers or hire someone to complete the installation. The question of insurance coverage for volunteers will be examined.
    - It should be noted that the framing of the deck is over 40 years old. The condition of the framing is not known. The surface of the deck is composed of Trex and is in good shape.
  - Tennis Court

- We have a major recoat coming up. Bruce Amrhien needs to be contacted ASAP to see we have signed a contract. This is an urgent issue because the company that does the resurfacing may have a long lead time.
- Website
  - The website was down for a little over a week about a month ago. This was due to a change to ATT Fiber. ATT did not properly assign the router to Ron Sans' IP addresses that were used for the website. Ron Sans employed 2 experts to find out what the issue was. The last person was a network expert and found that ATT had not assigned the IP addresses to Ron Sans's Router. He then reassigned the website IP to the ATT IP address not Ron Sans's purchased ones. This fixed the problem. There have been many upgrades to the program that runs the website. There is now a visual indexing system to establish which files go where and what program module runs the data.
  - John Ridder indicated the Facebook group has links to our website.
  -
- Welcoming Committee
  - Two households have been welcomed during the winter.
- Next Meeting will be April 11<sup>th</sup> at 6:00 PM at shelter house depending on weather.
- Meeting adjourned at 7:37 PM.

Submitted by:

Ron Sans - Secretary

Reviewed by:

John Ridder - President

Treasurer Report for January 10, 2023

**PNC Bank Balances-** as of January 1, 2023:

Checking {0946):           \$39,838.84  
Savings (4459) Res.:       closed Sept. 2022  
Savings (6573):           \$35,543.73  
PNC Total:                   \$75,382.28

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

CO# \*\*\*4245               \$51,022.30 (Next quarterly earnings deposit due January 17, 2023)  
CO# \*\*\*1301               \$24,382.57 (Next quarterly earnings deposit due March 12, 2023)

**PNC+ BMO Total:** \$150787.15

There has been a recent home sale closing: Lot#124 Ficorilli to Adam and Audra Ohm

2022 Dues collection status report:

4 Homeowners are still delinquent. Collections are in the hands of our Attorneys.

2023 Dues collection status report:

Dues notification letters for 2023 should go out in late January to all 217 homeowners.

Audit Audits for 2021 and 2022 are now due. Search for a new auditor is underway.

Sincerely,

Charles Spyr, Treasurer