

CASTLE COVE BOARD MEETING

Tuesday –September 12th at 6:00 PM

Shelter 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 checked="" type="checkbox"/> Dr Gunale	<input checked="" type="checkbox"/> Tim Westerhof
<input type="checkbox"/> Jenny Holmes	Bill Runkel
	Lynn Pels

- The meeting was called to order by John Ridder at 6:04 PM.
- The Board approved the minutes from the last meeting.
- The Treasurer’s report was given by Charlie Spyr. The report is shown below. The board approved the Treasurer’s report.
- Architectural Approval Committee
 - There were two approvals from the committee: one for a shed and one for a fence since the last meeting.
 - Lynn Pell and Bill Runkel, who live behind the house with the fence request, stated concerns about the Board approving the new fence in their backyard. It was suggested that the documents be revised to specify fence rules more clearly.
- Common Grounds
 - The committee is looking at contracts with lawn mowing and snow removal for next year.
 - John Ridder would like to activate the Castle Cove Garden Club and get the flower beds in the pool area updated.
- Pool
 - Jenny Holmes has resigned from the Board and pool responsibilities.
 - This year we have a new gazebo and pump. We need new doors for the pool house.
 - Six new bright red umbrellas were purchased. It was suggested that we buy matching furniture rather than mismatched left-over stock.
 - We need a new chairman for the pool committee.
- Compliance Committee
 - There is at least one garbage can that can be viewed from the street.
 - There are a number of yards that do not have two trees.
 - There are a few houses that have dead trees that have not been removed.

- There are 3 non-standard mailboxes.
- There is a tree that overhangs the street on Springwater that has not been trimmed.
- It was suggested that we have an annual notice about regulations be sent out periodically.
- It was suggested that we have an email address for people to respond to violation issues.
- Social Committee
 - It is suggested to put Monday April 8th, 2024, on your calendar for an Eclipse Party.
 - The Crime Watch committee was disturbed that they were not controlling their budget. The Board stated that Crime Watch will be under the Social Committee.
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- Lake
 - John Ridder, Charlie Spyr, Chris Zell and Tim Westerhof went to a meeting on Ponds that was given by Purdue Extension. The question on the depth of a pond was brought up to the meeting and about dredging the lake. The answer was only if you have a fish issue. There is no money available to handle retention ponds. There must be a major issue with a retention pond before the city will investigate getting money to fix the issue. It was suggested that it might be helpful to dig out around the catch basin areas.
 - The Board approved getting the pond depth determined this year. It is a budgeted item.
- Nominating Committee
 - Bruce Amrhien and Charlie Spyr will be up for reelection.
- Website
 - A new feature has been added to the Board Only section of the website. The feature allows Board Members to obtain Pool and Tennis Court Codes and checks to see if the homeowner has paid their dues. The feed to this data is automatic.
- Welcoming Committee
 - There is 1 new house that needs to be welcomed.
- Old Business
- Budget 2024 Initial requests
 - The Board suggested that we investigate increasing the dues.
 - Want to have separate budget items for pool door repairs and furniture.
 - It was suggested that Lynda Dernier do the HOA audit.
- Next meeting will be October 17th at 6:00 PM at Ron Sans's Home
- The Annual meeting will be November 14th and the arrangements need to be set.
- The meeting was adjourned at 7:51 PM by John Ridder.

Submitted by:

Ron Sans - Secretary

Reviewed by:

CASTLE COVE OWNERS ASSOCIATION, INC.

Treasurer Report for September 12, 2023

PNC Bank Balances - as of September 1, 2023:

Checking (0946):	\$43,428.49
Savings (6573):	\$35,546.10
PNC Total:	\$78,974.59

BMO Bank Balance - as of September 1, 2023:

CD# ***4245	\$53,409.43
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CD# ***1301	\$24,744.60
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PNC+ BMO Total: \$157,128.62

Unapproved

The homeowner in the foreclosure case has made an initial \$2,000 payment as agreed along with one \$500 monthly payment in August. No September payment received yet, but the month is young. No other payments have been received.

In mid July we paid \$10,000 for 2 sidewalk extensions within the subdivision.

Tennis courts were resurfaced in August at a cost of \$16,000.

There has been 1 recent home sale. August 14th lot#33. Welcome Committee has been notified.

Sincerely,

Charles Spyr, Treasurer

Unapproved