

CASTLE COVE BOARD MEETING

Tuesday –May 21st 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"/> Chris Zell	<input checked="" type="checkbox"/> John Ridder
<input checked="" type="checkbox"/> Peter Goodwin	<input checked="" type="checkbox"/> Jont Rogers
<input checked="" type="checkbox"/> Ron Sans	<input checked="" type="checkbox"/> Tim Westerhof
<input checked="" type="checkbox"/> Dr Gunale	

Other Attendees

Rich Kautzman	Jeff Leach
Dave Hood	Mary Sans
Carolyn Beurskens	Barbara Brinson
Dave Fuss	John Shankland

- The meeting was called to order by John Ridder at 6:03 PM.
- John Shankland from Gator Guard Concrete Coats gave a presentation on coating the pool house bathrooms and shelter house floors. Contracts were supplied.
- The Board approved the Minutes from the last meeting.
- Charlie Spyr presented the treasurer’s report. The Board approved the Treasurer’s report. The report is shown below.
- Concerns from the floor
 - The cul-de-sacs were not repaved when the rest of the streets in our neighborhood were done. The condition of these streets is very bad. The request was to have the Board pressure the City to repave the streets. John Ridder suggested that the individual concerned contact our City representative.
 - It should be noted that Castle Cove is governed by covenants. This is a residential neighborhood and supporting a business that involves commercial vehicles that remain in our neighborhood is not allowed. This issue pertains to the lawn mowing business that is being maintained in our streets.

- Architectural Committee
 - Someone added a section for another car on the driveway.
 - Someone added a generator and moved a shed.
- Common Grounds
 - The lawns were not cut last week due to the many rainy days. They mowed the lawn today.
 - A request was made to have the tree stump ground that was cut down a few years ago behind the playground.
 - It was suggested that the front entrance gardens are a bit primitive. The Board would like to have the garden club members examine the front entrance gardens and make suggestions and cost estimates for these changes.
 - It was suggested that the roses under the trees at the front entrance be moved.
- Pool
 - The pool will open on May 25th.
 - The license has been obtained.
 - The new doors for the pool house have arrived and installation is scheduled for Friday.
 - The cell phone has been secured for the lifeguards.
 - Comments on the floors:
 - One person was concerned that fixing the shelter house floor was not a good investment but felt that if the Board agreed to fixing the floors that was OK.
 - We still need more quotes on the floors.
- Compliance
 - There are several households that will not comply with the mailbox and front post light requirements as stated in the covenants.
- Social Committee
 - June 7th and 8th is the Garage a sale. It is a week later than previous years.
 - The Eclipse was a huge success.
 - There is a garden club in Castle Cove. It was suggested the Board allocate funds for the Garden Club to make changes.
- Lake
 - The new pool company treated the lake with copper sulfate. Just after that we had a significant fish kill. The lake company sent someone out and removed all the dead fish. They reported that a species of Chad fish were the only ones killed. This type fish is not good for the lake and will not be restocked.
 - Last year a few members of the Board attended a seminar on maintaining retention ponds. Tim Westerhof suggested that they have their next year's meeting at our lake. We have not heard from them yet.
- Nomination
 - Nothing
- Tennis

- Nothing
- Web Site
 - Nothing
- Welcome
 - Nothing new
- Crime Watch
 - The Crime Watch committee submitted an updated Crime Watch document for our website. This has been published on the website.
- New Business
 - The Board will discuss the floor at another date. We need a few more quotes on the floor.
 - It was suggested that we get new tables for the shelter house. We need to remove the junk furniture.

Next Meeting is set for Tuesday July 9th at 6:00 PM at the Shelter House.

The meeting was adjourned by John Ridder at 7:40 PM.

Submitted by: Ron Sans - Secretary

Reviewed by: Bruce Amrhien – Vice President

Treasurer Report for March 12, 2024

PNC Bank Balances - as of March 1, 2024:

Checking (0946):	\$72,318.89
Savings (6573):	\$42,548.10
PNC Total:	\$114,866.99

BMO Bank Balance - as of March 1, 2024:

CD # ***4245	\$54,118.41
CD # ***1301	\$25,114.04

PNC + BMO Total: \$ 194,099.44

There have been no recent home sale closings that I'm aware of.

2024 Dues collection status report:

Dues notification letters have gone out, dues checks have started rolling in. As of 3/6/24 we have received full or partial payment from 69% of owners.

Audit

Audit of the HOA's financials for the years 2021 through 2023 is underway. Hardcopies of those records have been delivered to the Auditor for their review.

Sincerely,

Charles Spyr, Treasurer

Treasurer Report for May 21, 2024

PNC Bank Balances - as of May 1, 2024:

Checking {0946):	\$84,591.03
Savings {6573):	\$42,548.81
PNC Total:	\$127,139.84

BMO Bank Balance - as of May 1, 2024:

CD# ***4245 \$54,713.94

CD# ***1301 \$25,299.34

PNC+ BMO Total: \$ 207,153.12

There have been no recent home sale closings that I'm aware

of. 2024 Dues collection status report:

1st Class letters have been sent to 8 nonresponding homeowners with regard to 2024 dues. Letters direct the homeowners NOT to send money after May 20th since the collection agency will be contacting all delinquent accounts after that with a new higher total amount due. One homeowner has responded with full dues and late fees so far in response to those letters. One account paid us with a check returned to us for NSF's. They have promised full payment as of 5/28. We shall see, they have a long poor payment history.

Audit

I've been told previously that the audit of the HOA's financials for the years 2021 through 2022 is done and records for 2023 are under review.

Sincerely,

Charles Spyr, Treasurer