

CASTLE COVE BOARD MEETING

Tuesday –July 9th at 6:00 PM

Shelter House

ATTENDEES:

Board Members

<input checked="" type="checkbox"/> Bruce Amrhien	<input checked="" type="checkbox"/> Charlie Spyr
<input 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"/> Shivaji Gunale	

Other Attendees

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- The meeting was called to order by John Ridder at 6:05 PM.
- The Board approved the minutes from the last meeting.
- Treasurer’s Report
 - We are down \$31,00 from the last meeting. See the report below.
 - The house on 8030 Castle Lake Road has closed, and the welcoming committee will need to visits them.
 - One homeowner has been turned over for collection that has not paid their dues.
 - There was a question on adding the gazebo to our insurance. The issue is that our insurance company is asking \$126 dollars to cover the new (gazebo). We have about \$2500 invested in the Gazebo. Although replacement cost is much higher. The Board approved 7 to 1 to add this to our insurance policy.
 - The Board approved the Treasurer’s report.
- Architectural Committee
 - The Articles of Incorporation require three members to be on this committee. Currently we have 2 members and require a third.
- Common Grounds
 - The mulberry tree that fell down across the NE property line corner near the tennis court was cleared up by the homeowner. However, the Board felt that no action was required on our side of the fence.

- It was suggested that we have the trees and bushes trimmed that go over the 82nd street wall. This trimming will be done mostly from inside of the wall as it has been done before.
- It was suggested that the garden club suggest what to do with the bushes at the entrance.
- It was suggested that we pursue converting some of our grass to gardens or wild grass.
- Pool
 - The doors on the pool house have been replaced.
 - There has been a water leak in the pool equipment room for nearly a month. Our pool company, Pyle, has been requested to fix the issue.
 - The entry gate to the pool house needs to be fixed so that it locks on its own. A Fence Company will be contacted.
 - It was suggested that we get data on how many people go through the pool gates. Charlie Spyr will obtain the data from the lock mechanism.
 - The baby pool has been closed by the Health Department several times this year. The baby pool does not have an automatic feeding system to maintain the chemistry. By the end of the day most of the bromine is gone due the sun. It was suggested that we investigate options.
 - Many years ago a flood light was installed on the West side of the pool house. This light is very bright and shines at night on many of the houses on the West side of the lake. The light switch has been replaced with a timer that will allow the light to be turned on for 60 minutes at a time. The inside light switch has also been replaced since it was badly corroded.
- Compliance
 - There are three homeowners that need to maintain their mailboxes.
 - There are two homes that do not have at least 2 trees in their front yard. It was suggested that the Board on Facebook place a post describing what trees and their sizes can be placed in front yards.
- Social Committee
 - The National Night Out is scheduled for the 6th of August.
- Lake
 - Earlier this spring, the Castle Cove Board hosted a local Lake Conference at our pool area. This meeting was sponsored by Marion County. Due to the very late notice as to the exact date and time of the conference, the Board did not have enough time to notify the neighborhood. The meeting was attended by several Board members. The meeting was very informative and involved presentations from many of the water quality departments in the area as well as fisheries.
 - Several guidelines from this meeting were passed among the Board members.

- The quality of the lake can be established by what kind and how many fish are in the lake. This information is not easily obtained, but asking those that fish in the lake a lot would give a good idea as to what kinds of fish we have and how big they are. For example, if we have many large- mouth bass, the lake would be in good condition.
- It was suggested that perhaps we might add stones to the edge of the lake to mitigate the erosion of the banks.
- Nomination
 - Jont Rogers will not be seeking reelection to the Board next year.
- Tennis
 - No complaints so far.
- Web Site
 - The website server operating system has been updated from Microsoft Server 2008 to Microsoft Server 2022. This was a major update, and took many days with the site being down to complete the process.
 - We have been getting many new requests for access to our Facebook account that do not live in the neighborhood.
- Welcome
 - Three homes are in the process of being sold at this time. New neighbors will be welcomed by the committee.
 - Shivaji Gunale has now been added to the Welcoming Committee.
- Crime Watch
 - National Night Out will be August 6th.
- New Business
 - Master Plan considerations for Castle Cove
 - Replace stalls and stools in the bathrooms
 - Refinish the floors in the bathrooms
 - Refinish floor in Shelter House
 - Improve landscaping at entrances
 - Fix the gutter drain on the North side of the shelter house
 - Have some windows that will open in the shelter house
 - Extending season for the shelter house
 - Look into air conditioning for shelter house
 - Improve lighting for Shelter house
 - Fix spacing between sidewalks in front of shelter house where the wood has been disintegrated.

Next Meeting is set for Tuesday September 10th at 6:00 PM at the Shelter House.

The meeting was adjourned by John Ridder at 7:55 PM.

Submitted by: Ron Sans - Secretary

Reviewed by: John Ridder - President

Treasurer Report for July 9, 2024

PNC Bank Balances - as of July 1, 2024:

Checking (0946):	\$53,756.82
Savings {6573):	\$42,549.49
PNC Total:	\$96,306.31

BMO Bank Balance - as of July 1, 2024:

CD# ***4245	\$54,713.94
CD# ***1301	\$25,488.02

PNC+ BMO Total: \$ 176,508.27

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

2024 Dues collection status report:

The account for 1 homeowner remains delinquent. Collection has been turned over to EM&P, the \$80 file initiation fee has been paid for this action. All other dues for 2024 have been paid.

Audit

I've been told 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