

CASTLE COVE BOARD MEETING

Tuesday –March 11th ,2025, at 6:00 PM

ATTENDEES:

Board Members

<input checked="" type="checkbox"/> Bruce Amrhien	<input checked="" type="checkbox"/> Charlie Spyr
<input checked="" type="checkbox"/> Sarah Vlink	<input checked="" type="checkbox"/> John Ridder
<input checked="" type="checkbox"/> Peter Goodwin	<input checked="" type="checkbox"/> Katie Weaver
<input checked="" type="checkbox"/> Ron Sans	<input checked="" type="checkbox"/> Tim Westerhof
<input checked="" type="checkbox"/> Shivaji Gunale	

- The meeting was called to order by John Ridder at 6:01 PM.
- The Board approved the minutes from the last meeting.
- Charlie Spyr gave the treasurer's Report. (Shown below).
- Castle Cove Committees
 - Architectural Improvement Committee
 - procedures are being improved
 - Finance Committee
 - Nothing
 - Social and Welcoming Committee - Katie Weaver – Chairman
 - Suggestions for this year
 - Start a pickle ball league.
 - Create a Euchre club
 - 4th of July bike race for the kids. They could decorate their bikes.
 - An ice cream social
 - The Garage Sale will be on the first Saturday of June.
 - Suggested a pancake breakfast at the pool.
 - Compliance -Shivaji Gunale – Chairman
 - There are garbage cans showing in various homes that can be seen from the street.
 - Many houses need 2 trees in the front yards.
 - Several yard lights are not working.
 - An issue was discussed about boats in yards that have not been moved.
 - There is a house that has a very bad roof that needs to be replaced.
 - Lake - Tim Westerhof – Chairman Ron Sans
 - We received a receipt for the lake maintenance.
 - Website / Communications - Ron Sans – Chairman
 - A new section is being added to the Board Members only section of the Website that tracks calls to our lawyers. This was an audit suggestion.

- Development is in progress to automate the Architectural Improvement Request system.
- Common Ground
 - The snowplow bill for last snowstorm was only \$575.
 - The contract for Providence has been signed.
 - The grassy area around 82nd street serpentine wall has been damaged by the sewer work. The sewer company will be contacted to ensure that they will repair the damage.
 - The drain on the rear side of the shelter house has been repaired. The black pipe that was left there will be removed. The new drainpipe will be painted.
 - At the North end of the parking lot, debris has accumulated on the pavement that needs to be cleaned up.
- Tennis - Bruce Amrhien – Chairman
 - Tennis courts will be open on April 1st.
- Pool - Peter Goodwin - Chairman
 - Pool open date is May 24th
 - License for the pool has been sent to us
 - The Water meter pit repair has been finished. Hope Plumbing will contact the sewer company to get the meter installed.
 - The estimate to have the edges of the pool steps lined with tile as an edge safety detection was estimated to be around \$8,800 by Pile Pools. Another estimate was obtained to paint the edges was around \$900. The steps have been previously painted before. Currently, the Board's opinion is to paint the steps or add some adhesive material to outline them.
 - Pool House / Shelter House remodel.
 - The stalls will be removed and replaced with a plastic composite with stainless steel hardware.
 - The commodes will be removed and then replaced with the original commodes with new hardware.
 - The floor will be coated with Polyaspartic material.
 - The storage cabinets will be removed and repainted.
 - The walls will be painted.
 - A subcommittee will decide on the colors.
 - This project starts this week with completion before pool opening.
 - The shelter house floor coating will be done after the pool furniture gets moved out
 - The committee is looking at lighting updates, if there are funds available.
- The next meeting will be at 6 PM May 13th at Shelter house.
- The meeting was adjourned by John Ridder at 7:34 PM.

Submitted by: Ron Sans - Secretary

Reviewed by: John Ridder - President

UNAPPROVED

Treasurer Report for March 11, 2025

PNC Bank Balances - as of February 28, 2025:

Checking {0946}: \$51,907.85

Savings (6573): \$49,552.58

PNC Total: \$101,460.43

BMO Bank Balance - as of December 31, 2024:

CD# ***4245 \$56,554.23

CD# ***1301 \$25,867.52

PNC+ BMO Total: \$ 183,882.18

2025 Dues collection is underway. As the April 1st late fee deadline approaches we are at 111 / 217 homeowners paid (51%).

2025 Budget

Large scale refurbishing of shelter house and restrooms are intended to begin in 2025. While no monies have been spent yet in that project, the Board has approved up to \$25,000 for that project.

Sincerely,

Charles Spyr, Treasurer