

CASTLE COVE BOARD MEETING

Tuesday, July 1, 2014, 6:30 PM

Lana Stevens' Home

ATTENDEES:

Board Members

<input checked="" type="checkbox"/> Bruce Amrhien	<input type="checkbox"/> Charlie Spyr
<input checked="" type="checkbox"/> Scott Gallagher	<input checked="" type="checkbox"/> Patti Davis
<input checked="" type="checkbox"/> Rich Havlin	<input checked="" type="checkbox"/> Lana Stevens
<input checked="" type="checkbox"/> Tom Johnson	<input checked="" type="checkbox"/> Marie Wright
<input checked="" type="checkbox"/> Ron Sans	

Residents:

Audrey Neucks	Maury Lanthrop
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NOTE THAT THESE MINUTES HAVE NOT YET BEEN APPROVED BY THOSE IN ATTENDANCE.

- Due to technical problems, minutes from the last meeting will be reviewed at the next meeting.
- The Treasurer's report was presented by Tom Johnson. Details are shown below. We now have \$80,839.56. Six homeowners have not paid their dues at this time. The Treasurer's Report was approved as presented.
- The 82nd Street Project was not addressed, as there was no new information other than the upcoming meeting with IPL and DPW at Faith Presbyterian Church on July 9th at 7pm.
- Committee Reports
 - Architectural Improvements – Nothing to report.
 - Common Grounds – Greenscapes updated the area around the pool and installed summer plantings. Ron Sans replaced the sensor on the wall spotlight at the west entrance.
 - Compliance – The property at 8048 Castle Lake Road is now vacant; the owner has turned it over to the bank. Reports are that the backyard looks like "a jungle" which makes caring for it more than just a mowing task. Neighbors have been voluntarily mowing the front. The Board will likely pay to have it mowed after conferring with those neighbors. The long vacant next to the pool is being renovated and will be listed once ready. Lana will contact that realtor in hopes that the bank contracting the work will take care of mowing the grass there.

- Crime Watch – Several residents called 911 after seeing a suspicious person wearing no shirt or shoes was walking throughout Castle Cove. The officer who responded interviewed the young man and found him not to be a threat. While anyone is free to walk public streets, the officer could really not tell him to stay out but did caution him. He also told him not to trespass on private property. The young man left the neighborhood. A transformer behind residents on Bay Brook exploded; having seen a fireball, they call 911. Firemen responding determined there was not a fire threat and contacted IPL. Power was restored several hours later. The youth who crashed his car into a vehicle parked on Bayview Point turned himself in to the police. Several residents are concerned that the people who drive through looking for items of value set out for trash pickup are actually taking things NOT meant for trash. Everyone should use caution when leaving anything outside, particularly the day before or of pickup. It was mentioned that a homeowner on Springwater Drive is again tethering his dog in the front yard. The dog intimidates walkers.
- Lake –There is still concern about the amount of algae. After Tom Johnson contacted Aquatic Control with our concerns, they sprayed the lake.
- Newsletter – as reported previously, no one stepped up to take this over as it had existed. The new monthly shorter version will begin publication once the new database with current contact information is completed. Also reported previously, much information historically printed in each newsletter issue will be on www.castle-cove.com.
- Pool – The Sand filter needs to be replaced and may be able to be put off till fall. Richard is handling that. Entry doors on the restrooms now operate properly thanks to Maury Lathrop; locks are operating correctly. The door handles will be checked out. Ron Sans will check into getting a replacement light from Grainger. These lights are hugely expensive; a guess was around \$ 400.
- Broadcast email--Audrey Neucks presented a proposal for broadcast emailing to homeowners. After much research, she, Ron Sans, Tom Johnson and Lana conferred on options. We are presently dependent on Crime Watch captains to send out notices, which are not Crime Watch related in addition to their usual responsibilities. Maintaining residents' online security is the most important factor. With MailChimp, we can design a newsletter and upload addresses via a spreadsheet. This company provides very comprehensive data on email usage. There is no cost to us due to our low number of addresses and messages, which will be sent. Each email will be sent out individually; this is not a blind copy method. Audrey suggested that we use a common email address for return which will not be monitored. It was decided that only a few board members would have responsibility of sending things out so as to maintain control. The company maintains that it does not sell email addresses. Audrey has tested this and has received nothing that would indicate otherwise. The Board unanimously approved the use of ChimpMail and asked Audrey get it set up. Prior to actually implementing MailChimp, the Board will send out a notice to all residents whose email addresses are within our database.
- Tennis – There are some cracks around the net posts around which weeds are growing. Maury Lathrop said this cracking is normal and had expected this to occur; the cracks are in the paint

layer, not in the asphalt because expansion joints were included with the new courts. It was suggested that we have the company who installed the courts perform an inspection. The budget has set aside \$1,000 to cover such expenses. Maury attended to the weeds inside and outside the courts.

- Website – One of the servers for the database is being replaced causing lack of accessibility to some information on our site.
- Welcome – Marie Wright has made several attempts to meet new residents but some do not answer their doors. Six new residents are yet to be welcomed. The Welcome Committee hopes to have made personal contacts shortly. As of this meeting, there are approximately 10 homes for sale.
- Old Business
 - Master Repair List
 - Landscaping between gates. Boulders run about \$100 to \$150 each and they deliver for a fixed price. The suggestion to install a combination of pine trees and boulders was made. Dave Fuss, resident and owner of SunBlest Lawncare, will be consulted for recommendations.
 - Crabapple trees at the pool have not needed watering so far. Treating them for apple scab next year will be investigated.
 - To buy a cover for the baby pool or not?
 - Installing additional “riding” equipment for the playground.
 - It was suggested that we obtain a rack for the firewood which is stacked on fireplace and sometimes on the floor. This is unattractive, in the way of shelter users and creates a constant mess. Several at the meeting offered to remove the wood. Users of the shelter will be responsible for bringing their own wood if the fireplace is to be used.
 - Bees, determined to be woodborers, have been seen at the playground. While it is thought that they do not sting, children are frightened, parents are concerned. It was explained that placing a dowel rod into the holes they bore into wood and breaking it off, suffocates them. As of this writing, it is not certain if anyone will be doing that.
 - Late Association Dues payments: This is a delicate issue and will remain private between the Board and the individual homeowners involved. The Board honors privacy and uses discretion in not reporting on individual cases. It was suggested that we move the due date to at least May 1st but changing the deadline date requires a change in the Covenants.
 - The problem of children from at least one household not paying dues using the pool was again discussed. This occurred last year also even after Board members spoke face-to-face with the resident; the resident had also received written notice of ineligibility. Codes for anyone in arrears are deactivated. It is assumed that ineligible users are either watching to see what code is being entered by the person in front of them or that other residents or their children are letting them in or giving out their own codes. It was suggested that ineligible users be asked by a Board member to leave. Lifeguards will not

be asked to do this. Access to and the process for record of codes entered will be reviewed.

- The brick wall – Estimates from 3 masonry contractors were shared. The cost of just repairing the cracks ranged between \$750 to over \$2000. The cost to replace the portion from the crack eastward and the leaning section to the south was between \$7600 to five figures. All contractors recommend adding a stress joint if the wall is replaced. There is no guarantee that the wall would not crack again. Causes listed by the contractors include: usual settling; possible lack of appropriate initial installation; age; years of vibration from traffic; insufficient drainage behind the wall and between the eastern portion of the wall and the Eagle Nest property owner's driveway; possible inadequate footing. It Contractors felt that the dirt against the inside of the wall is, if at all, not a major contributor to the damage. After discussion, it was decided to ask the contractors for revised bids to cover removal of the wall beginning at the crack but replacing it just to the end of the resident's property along 82nd and finishing it with a slight curve to duplicate the other curves so as to maintain a finished appearance. Fireworks laws have been sent to the homeowners by the Block Captains in an effort to dissuade residents from setting off fireworks in the common areas. Legal sites for doing so are: on one's own property; on someone else's property with permission; at a site designated for such activity. Our common area does not fit these requirements. Several groups who set off fireworks at the parking lot and on the grass near the pool last year left messes behind and scorched the grass.
- The meeting was adjourned at 8:29 PM. The next Board meeting will be Tues., Sept. 9th, at the shelter, 6:30pm.

Submitted by:

Reviewed by:

Ron Sans - Secretary

Lana Stevens – Vice President