

CASTLE COVE BOARD MEETING

Tuesday, January 8, 2014, 6:00 PM

Lana Stevens' Home

ATTENDEES:

Board Members

<input checked="" type="checkbox"/> Bruce Amrhien	<input checked="" type="checkbox"/> Christie Sorrels
<input checked="" type="checkbox"/> Scott Gallagher	<input 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:

Mike Barger	
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Treasurer's Report:

Tom Johnson gave the Treasurer's Report. We have \$3374.36 in the checking account, \$15,339.11 in the savings account and \$14,093.84 in the reserve fund. The Board approved the Treasurer's Report.

Meeting Notes:

- The meeting was called to order by Marie Wright at 6:05 PM.
- Election of Officers. The board elected the following:
 - President – Marie Wright
 - Vice President – Lana Stevens
 - Treasurer – Tom Johnson
 - Secretary – Ron Sans
- The Board approved the Annual Meeting, September and October Meeting Minutes.
- The Board approved putting the Annual Meeting Minutes on the website before approval at the 2014 annual meeting.
- A number of minor textual modifications were made to the Annual Meeting Notes.
- Marie Wright explained the details of all the Castle Cove committee's to the new board members.
- Note that no listing appears herein for those committees having no report.
- **Common Grounds:** The Board felt that we may want to cancel the annual flower plantings at the entrances into Castle Cove in anticipation of the 82nd Street Project scheduled to begin in July. IPL is in process of acquiring easements from property owners along 82nd Street to relocate utility poles.
- **Lake:** Tom Johnson stated that Aquatic Control has been sold to another company. This may be why we had such poor service last year. Tom will call them to discuss the need for improved service.
- **Newsletter:** Ruth Ann Stephenson has offered to do the newsletter on a contractual basis. The Board will investigate costs with other HOAs. The preference is for a Castle Cove resident volunteer as has been the arrangement up until the present. While the request published in the most recent newsletter netted no response, it was suggested that another such request be put on the website. Lana has offered to remain as a major contributor and proofer. Ruth Ann has done a marvelous job as editor.
- **Cleaning of Pool House Restrooms:** It was agreed that we were satisfied with the weekly cleaning done by ProClean following pool closing on Labor Day. Prior to pool season, lifeguards will be given more detail regarding what is expected of them regarding restroom cleaning. Retaining ProClean to do periodic cleaning may be considered once pool season begins should the need arise.
- **Salting Castle Cove Streets:** As a result of concerns regarding what some residents and board members felt was the recent unsatisfactory snow removal and subsequent icy conditions, particularly at the entrances, Marie and Lana obtained quotes from our current contractor and a competitor. Since pricing was not based on the same criteria, making comparisons is difficult. One quote for salting just the

entrances in 2014 is \$1400 (up \$600 from 2013) or \$350 per ton; the other quote was for \$250 per ton. In future, when conditions warrant, a board member will call to request salting the entrances. Salting the “curves” and/or intersections was discussed. The current contract calls for snow removal when accumulation is at least 3 inches.

- **House with Pool Fence Not Completed:** Until negotiation between the city’s legal department and the homeowner’s attorney is finalized, nothing will happen. The Board of Zoning Appeals denied the homeowner’s variance request for a 9 foot fence (code is 6). The HOA has asked the city to order a completion date because of the danger of the unsecured swimming pool on that property.
- **Homes in Disrepair:** The Compliance Committee has contacted two homeowners via multiple letters and phone calls regarding the need for repairs with no result. The Board will be turning this over to our legal firm.
- **Upcoming Board Meetings:** 6:00 PM at Lawrence North High School.
 - March 4th
 - May 6th
 - July 1st
- **8131 Bay Brook:** The house has been sold to a Michigan company. Once considerable repairs are made, it will be listed for resale.
- **Pool Opening Party:** Because so many residents travel over Memorial Day Weekend, it was decided to hold the party May 31st, the following weekend; details will follow this spring. While guests do pay for their meal, revenue has fallen short of the cost in the past. The Board approved reimbursing the committee for uncovered expenses.

82nd Street Project:

- Mike Barger, one of twelve Castle Cove homeowners whose property border 82nd Street, spoke about the easement purchase request they all will be receiving from IPL. The intent is to purchase approximately 12 feet of their lots inside the brick wall for installation of utility poles. The Board will contact the consulting firm contracted to do this project for more information, particularly the wall, trees and restoration.
- Mike shared a bit of good news, though unofficial, related to this project: the city has approved a stop light at the Castle Lake Road entrance.

Old Business:

- **Parking Lot Gates:** The gates will remain locked until the pool opens for Memorial Day Weekend. Once the pool opens, the lifeguards will unlock them when they arrive and lock them when the leave.
- **Master Repair List**
 - Most of the list has been done.
 - Replace the Baby Pool cover with one that attaches to the cement similar to the way the main pool cover is attached.
 - Raise the lights on the entrance ways. This will be put on hold until the 82nd Street Project is completed.
- The meeting adjourned approximately 8:45 PM.

Respectfully submitted,
Ron Sans, Secretary