

CASTLE COVE BOARD MEETING

Tuesday, July 9th, 2019 PM

Pool Shelter House

ATTENDEES:

Board Members

<input checked="" type="checkbox"/> Bruce Amrhien	<input checked="" type="checkbox"/> Charlie Spyr
<input checked="" type="checkbox"/> Scott Gallagher	<input checked="" type="checkbox"/> Kim Ridder
<input checked="" type="checkbox"/> Sherry Havlin	<input checked="" type="checkbox"/> Tim Westerhof
<input checked="" type="checkbox"/> Tom Johnson	<input checked="" type="checkbox"/> Chris Zell
<input checked="" type="checkbox"/> Ron Sans	

Residents:

Clarice Morford	Gary & Lynn Windler
Marie Wright	Rich Havlin
Shivaji Gunale	Michael McQuillen

- The meeting was called to order by Tim Westerhof at 6:32 PM.
- Michael McQuillen, Minority Leader Councillor, District 4, from our City Council for this area was present at the beginning of the meeting. He answered several questions from those attending the meeting. One of the items that he discussed is that there are two massage parlors in the 71st and Shadeland Ave. He also discussed various questions on the road situations around the area. A copy of his business card is shown below if you want to contact him.



- The Board approved the minutes from the April meeting.
- The Treasurer's report was given by Charlie Spyr. A printed copy of the report is shown below. The expense report for June is also shown below. There have been 3 home closings since the last meeting. The sealing and striping of the parking lot were the largest expense during June.

Only one homeowner has not paid their dues. The Treasurer's report was approved by the Board.

- Committee Reports
 - Architectural Committee
 - Several fences and sheds were approved.
 - The committee approved two houses that had their bricks painted.
 - Common Grounds
 - Two estimates were obtained to replace the dead pine tree at the entrance to the pool area. A tree would run about \$300. Bruce Amrhien will get a price to plant the tree professionally.
 - It has been asked to mulch the beds around the pool and shelter house. It was suggested that we use stone instead of mulch. It was suggested that we table this until next year because there is only about two months left in the summer.
 - The gutter on the west side of the shelter house was repaired. Screens for the gutters on the pool and shelter house were also installed.
 - Compliance
 - About 100 post cards were sent out in early March for various covenant violations. Most of the homes that received the notice have complied. A few have had a second request and others are still in progress.
 - There is one house that needs to have some of the boards replaced on the side of their home. This homeowner has not responded to our notices.
 - Suggested that Compliance consider making its efforts more public so that the residents know it is active and getting results. Thus, the report was submitted in full to be included in the minutes.
 - Garage Sale
 - We had the garage sale.
 - Lake
 - Many turtles have been seen in the lake. There have been no muskrats seen this year.
 - There have been a lot of people fishing on the lake this year. Several of the individuals are fishing on private property.
 - The lake is stabilized now but the drought may change things.
 - Nominating
 - Pool
 - There several issues that need to be addressed and it was discussed who has the responsibility to get it fixed. Kim Ridder has the authority to have these items fixes so long as it is within the Pool budget.
 - The light in front of the pool house is still under discussion and an electrician has been contacted to replace it. It was suggested that we move the light to a much higher location on the shelter house.
 - The concrete in front of the baby pool needs to be fixed.

- The area around the deck on the concrete needs pressure washing. The deck also needs pressure washing. The floors in the bathrooms need to be cleaned.
 - The stripping on the bottom of the doors needs to be replaced in the pool house. It was suggested that we have the doors sanded and repainted.
 - There was a request to replace some of the long lounge chairs.
 - The trash in the shelter house needs to be cleaned up.
 - There have been two requests to have the pool doors opened at 8:00 AM so that adults can swim laps. It was suggested that the cost of opening the pool earlier may cost too much and the logistics too difficult for the small number of requests.
 - We have had great feedback on how good the lifeguards have been this year.
 - Tennis
 - Nothing available.
 - Website
 - The pool rules and Shelter house reservations documents have been updated.
 - Several new sections have been added to the Board only section of the website. The website now tracks contracts and expenses. Also, the monthly expense report from the Treasurer is now tracked.
 - Welcoming
 - 3 homes were welcomed.
- Old Business
 - Hiring of the lawyer has been approved by the board via email.
 - The Board approved moving funds between several categories via email. There was a question on how a budget amount is to be handled.
 - Epic Electric was called about replacing the pool light.
- Rules and Regulations
 - The Board has the authority to create the rules. Due to the late hour discussion on Rules was scheduled for a special meeting.
- Next Board Meeting
 - Special meeting August 6th at 6:30 PM at Shelter House.
 - October 8th at Lawrence North High School at 6:30 PM.
- Meeting adjourned 8:33 PM

Submitted by:

Ron Sans - Secretary

Reviewed by:

Tim Westerhof - President

COMPLIANCE COMMITTEE REPORT — JULY 9, 2019

Starting on March 28, 2019, the Compliance Committee sent out approximately 100 postcards to homeowners asking them to update various covenant violations, mostly stemming from mailbox issues, or debris in their yards. Many have complied, and for those that haven't, a second request will be sent out in early August. As we all know, the weather has been a roadblock.

There are a few homes with particular issues such as infrequent mowing, paint and board issues that were also addressed. I am continuing to work with a handful of holdouts who have not completed the work asked for, and a couple who have not responded at all as to their intent or timeline to do so.

For the most part, residents are conscientious about the appearance of their property, and take care of its upkeep.

There have been several potholes that were called in by Rich Havlin and have been repaired by the city. We continue to call these in and follow up until fixed. Clearly a more permanent solution such as street repaving would be desirable for our community.

Homes of concern and continued communication are:

8211 Lake Point Ct. —Weeds in courtyard

8154 Castle Lake Road — Boards and Paint badly needed (2nd notice was mailed, and 3 boards were replaced and painted)

8128 Castle Cove Road — No Yard Light at all — No response to postcard with 6/30 comply date. Appears work is being done on home as well. 2nd postcard mailed 7-8 again asking for yard light and that changes to home appearance must be run by Architectural Committee.

8028 Springwater Drive W. — Paint on brick chimney coming off. Homeowner called but no action taken yet. I will recommend a chimney company to them in case masonry repairs are needed.

Will do another sweep through the neighborhood to send 2nd notices where needed.

Respectfully Submitted,

Sherry Havlin

Castle Cove Custom Transaction Detail Report April 26 through July 9, 2019

Type	Date	Num	Name	Memo	Account	Amount
Apr 26 - Jul 9, 19						
Check	04/26/2019	2208	Ponds Rx LLC	Inv#1734 of 7/2018 + Inv#12935 of 4/2019 Code CLM	Castle Cove Owners...	-1,300.00
Check	04/26/2019	2208	Ponds Rx LLC	Inv#1734 of 7/2018 + Inv#12935 of 4/2019 Code CLM	CLM	1,300.00
Check	05/02/2019	2209	Ponds Rx LLC	Inv #15187 #2 of 7 for 2019	Castle Cove Owners...	-657.00
Check	05/02/2019	2209	Ponds Rx LLC	Inv #15187 #2 of 7 for 2019	CLM	657.00
Deposit	05/02/2019	dep	2018 Dues	cash re: lot 117	Castle Cove Owners...	410.00
Deposit	05/02/2019	dep	2018 Dues	cash re: lot 117	DDU	-410.00
Deposit	05/02/2019	dep	2019 dues	cash re: lot 117	Castle Cove Owners...	410.00
Deposit	05/02/2019	dep	2019 dues	cash re: lot 117	DU	-410.00
Deposit	05/02/2019	dep	Late Fees	cash re: lot 117	Castle Cove Owners...	127.10
Deposit	05/02/2019	dep	Late Fees	cash re: lot 117	LF	-127.10
Check	05/02/2019	CARD	US Postal Service	stamps for compliance mailings	Castle Cove Owners...	-22.00
Check	05/02/2019	CARD	US Postal Service	stamps for compliance mailings	OP	22.00
Deposit	05/10/2019	dep	2018 Dues	Lot #188	Castle Cove Owners...	205.00
Deposit	05/10/2019	dep	2018 Dues	Lot #188	DDU	-205.00
Deposit	05/10/2019		2019 dues	Lot # 73	Castle Cove Owners...	410.00
Deposit	05/10/2019		2019 dues	Lot # 73	DU	-410.00
Deposit	05/10/2019	dep	2019 dues	Lot # 73	Castle Cove Owners...	86.10
Deposit	05/10/2019	dep	2019 dues	Lot # 73	LF	-86.10
Check	05/11/2019	ACH	Citizens Energy Group	May auto pay Inv#340066	Castle Cove Owners...	-340.06
Check	05/11/2019	ACH	Citizens Energy Group	May auto pay Inv#340066	PGW	340.06
Check	05/14/2019	2210	SparkleWash	Inv # 2084 clean tables + benches	Castle Cove Owners...	-250.00
Check	05/14/2019	2210	SparkleWash	Inv # 2084 clean tables + benches	CR	250.00
Check	05/14/2019	2211	Pyles Pools Inc.	Inv # 13929 contract pmt. 4 of 6 for 2019	Castle Cove Owners...	-5,100.00
Check	05/14/2019	2211	Pyles Pools Inc.	Inv # 13929 contract pmt. 4 of 6 for 2019	PM	5,100.00
Check	05/14/2019	2212	AAA Sealcoating & Paving	Inv # 2019100153 seal and stripe parking area	Castle Cove Owners...	-2,150.00
Check	05/14/2019	2212	AAA Sealcoating & Paving	Inv # 2019100153 seal and stripe parking area	CR	2,150.00
Check	05/16/2019	2213	Mark M. Holeman, Inc.	Inv# P-999498 Entrance landscaping April 2019	Castle Cove Owners...	-1,695.00
Check	05/16/2019	2213	Mark M. Holeman, Inc.	Inv# P-999498 Entrance landscaping April 2019	CL	1,695.00
Check	05/20/2019	2214	Pyles Pools Inc.	Inv#14075 non-contract covered repair	Castle Cove Owners...	-316.00
Check	05/20/2019	2214	Pyles Pools Inc.	Inv#14075 non-contract covered repair	PR	316.00
Check	05/20/2019	ACH	Republic Services	Inv#4329130	Castle Cove Owners...	-23.75
Check	05/20/2019	ACH	Republic Services	Inv#4329130	OM	23.75
Check	05/21/2019	2215	Auto-Owners Insurance	Annual liability	Castle Cove Owners...	-4,966.00
Check	05/21/2019	2215	Auto-Owners Insurance	Annual liability	OI	4,966.00
Check	05/21/2019	2216	SunBlest Lawn Care Bas...	Inv # 175090509	Castle Cove Owners...	-106.95
Check	05/21/2019	2216	SunBlest Lawn Care Bas...	Inv # 175090509	CL	106.95
Check	05/28/2019	ACH	IPL	814106	Castle Cove Owners...	-191.30
Check	05/28/2019	ACH	IPL	814106	CE	191.30
Check	05/28/2019	ACH	IPL	183829	Castle Cove Owners...	-45.68
Check	05/28/2019	ACH	IPL	183829	CE	45.68
Check	05/28/2019	ACH	IPL	184109	Castle Cove Owners...	-45.22
Check	05/28/2019	ACH	IPL	184109	CE	45.22
Deposit	06/01/2019		2019 dues	Deposit	Castle Cove Owners...	1,230.00
Deposit	06/01/2019		2019 dues	Deposit	DU	-1,230.00
Deposit	06/01/2019		2018 Dues	Deposit lot 188	Castle Cove Owners...	205.00
Deposit	06/01/2019		2018 Dues	Deposit lot 188	DDU	-205.00
Deposit	06/01/2019		Title Xfer Fee	Deposit lots #20 and #120	Castle Cove Owners...	300.00
Deposit	06/01/2019		Title Xfer Fee	Deposit lots #20 and #120	IO	-300.00

Castle Cove Custom Transaction Detail Report April 26 through July 9, 2019

Type	Date	Num	Name	Memo	Account	Amount
Deposit	06/01/2019		Late Fees	Deposit lot 129, 202, 13	Castle Cove Owners...	258.30
Deposit	06/01/2019		Late Fees	Deposit lot 129, 202, 13	LF	-258.30
Check	06/06/2019	2217	Pyles Pools Inc.	Inv#14172 repair/replacement items	Castle Cove Owners...	-117.38
Check	06/06/2019	2217	Pyles Pools Inc.	Inv#14172 repair/replacement items	PR	117.38
Check	06/06/2019	2218	Ponds Rx LLC	Inv # 15379 contract pmt 3 of 7	Castle Cove Owners...	-657.00
Check	06/06/2019	2218	Ponds Rx LLC	Inv # 15379 contract pmt 3 of 7	CLM	657.00
Check	06/06/2019	2219	Eads Murray & Pugh, P.C.	Inv#122262 Retainer through 5/31/20	Castle Cove Owners...	-800.00
Check	06/06/2019	2219	Eads Murray & Pugh, P.C.	Inv#122262 Retainer through 5/31/20	OL	800.00
Check	06/06/2019	2220	Pyles Pools Inc.	Inv #14311 contract pmt # 5 of 6	Castle Cove Owners...	-5,100.00
Check	06/06/2019	2220	Pyles Pools Inc.	Inv #14311 contract pmt # 5 of 6	PM	5,100.00
Deposit	06/11/2019		2019 dues	Lot 78 and 46	Castle Cove Owners...	820.00
Deposit	06/11/2019		2019 dues	Lot 78 and 46	DU	-820.00
Deposit	06/11/2019		Late Fees	Lot 78 and 46	Castle Cove Owners...	172.20
Deposit	06/11/2019		Late Fees	Lot 78 and 46	LF	-172.20
Deposit	06/14/2019		Late Fees	lot #148	Castle Cove Owners...	86.10
Deposit	06/14/2019		Late Fees	lot #148	LF	-86.10
Deposit	06/14/2019		2019 dues	lot #148	Castle Cove Owners...	410.00
Deposit	06/14/2019		2019 dues	lot #148	DU	-410.00
Check	06/17/2019	2224	JohnnyFix Welding & Re...	Inv # 10996 Front wall letters repair	Castle Cove Owners...	-436.99
Check	06/17/2019	2224	JohnnyFix Welding & Re...	Inv # 10996 Front wall letters repair	CR	436.99
Deposit	06/18/2019		2019 dues	Deposit lot 138	Castle Cove Owners...	410.00
Deposit	06/18/2019		2019 dues	Deposit lot 138	DU	-410.00
Deposit	06/18/2019		Late Fees	Deposit lot # 138	Castle Cove Owners...	86.10
Deposit	06/18/2019		Late Fees	Deposit lot # 138	LF	-86.10
Check	06/19/2019	2225	Mark M. Holeman, Inc.	Inv # P-999607 Summer annuals at entrances	Castle Cove Owners...	-825.00
Check	06/19/2019	2225	Mark M. Holeman, Inc.	Inv # P-999607 Summer annuals at entrances	CL	825.00
Check	06/20/2019	ACH	Republic Services	Inv#1002109	Castle Cove Owners...	-23.75
Check	06/20/2019	ACH	Republic Services	Inv#1002109	OM	23.75
Check	06/20/2019	2221	Richmond Guttering Co.	Inv # S5178 gutter guards	Castle Cove Owners...	-360.00
Check	06/20/2019	2221	Richmond Guttering Co.	Inv # S5178 gutter guards	CR	360.00
Check	06/20/2019	2222	Karen Young	Reimbursement 2019 garage sale AD#3588574	Castle Cove Owners...	-74.50
Check	06/20/2019	2222	Karen Young	Reimbursement 2019 garage sale AD#3588574	OG	74.50
Check	06/20/2019	2223	Ski Landscape Corp	Inv # 68112 June mowing	Castle Cove Owners...	-882.22
Check	06/20/2019	2223	Ski Landscape Corp	Inv # 68112 June mowing	CM	882.22
Check	06/24/2019	2226	Castle Cove Owners Ass...	Transfer Reserve to BMO	Castle Cove Owners...	-48,000.00
Check	06/24/2019	2226	Castle Cove Owners Ass...	Transfer Reserve to BMO	Account Transfer	48,000.00
Check	06/27/2019	ACH	IPL	183829	Castle Cove Owners...	-45.48
Check	06/27/2019	ACH	IPL	183829	CE	45.48
Check	06/27/2019	ACH	IPL	184106	Castle Cove Owners...	-304.62
Check	06/27/2019	ACH	IPL	184106	CE	304.62
Check	06/27/2019	ACH	IPL	184109	Castle Cove Owners...	-45.13
Check	06/27/2019	ACH	IPL	184109	CE	45.13
Check	06/27/2019	2227	Pyles Pools Inc.	Inv #14593 non-contract repair	Castle Cove Owners...	-556.72
Check	06/27/2019	2227	Pyles Pools Inc.	Inv #14593 non-contract repair	PR	556.72
Check	06/27/2019	2228	Richmond Guttering Co.	Inv # S5178-2 (screens after gutter repair)	Castle Cove Owners...	-540.00
Check	06/27/2019	2228	Richmond Guttering Co.	Inv # S5178-2 (screens after gutter repair)	CR	540.00
Check	06/28/2019	2229	Charles Spyr	Mileage reimbursement per 6/28/19 memo	Castle Cove Owners...	-101.53
Check	06/28/2019	2229	Charles Spyr	Mileage reimbursement per 6/28/19 memo	OM	101.53
Check	07/02/2019	2230	Ponds Rx LLC	Inv #15558 pmt 4 of 7	Castle Cove Owners...	-657.00

11:12 AM

07/09/19

Accrual Basis

Castle Cove
Custom Transaction Detail Report
April 26 through July 9, 2019

Type	Date	Num	Name	Memo	Account	Amount
Check	07/02/2019	2230	Ponds Rx LLC	Inv #15558 pmt 4 of 7	CLM	657.00
Check	07/08/2019	2231	Gary and Valerie Roraus	7/6/19 purchase of fridge/microwave for pool use	Castle Cove Owners...	-50.00
Check	07/08/2019	2231	Gary and Valerie Roraus	7/6/19 purchase of fridge/microwave for pool use	PR	50.00
Apr 26 - Jul 9, 19						<u>0.00</u>

Account	Name	6/1/2017 Begin Bal.	Expense Debit	Income Credit	Income Interest	Transfer	End Bal
	PNC Bank Checking...0946	\$27,498.61	\$10,802.33	\$3,977.70			\$20,673.98
	PNC Bank MM Savings...6573	\$52,460.90			\$7.24		\$52,468.14
	PNC Bank MM Savings...4459(R)	\$51,193.43			\$5.83	-48000	\$3,199.26
	Total In Bank	\$131,152.94					\$76,341.38
Income Accounts							
							YTD
DU	Current Dues	\$85,731.00		\$2,870.00			\$88,601.00
DDU	Delinquent Dues Past Yrs.	\$709.67		\$205.00			\$914.67
AI	Advertising Income	\$0.00					\$0.00
IN	Interest Income	\$73.01		\$13.07			\$86.08
IO	Income Other	\$540.00		\$300.00			\$840.00
AFI	Attorney Fees / Court Fees	\$102.00					\$102.00
		\$0.00					\$0.00
LF	Late Fees/Accrued Int. Income	\$295.20		\$516.60			\$811.80
	Total		\$0.00	\$3,904.67	\$0.00	\$0.00	\$91,355.55
Expense Accounts							
							YTD
PM	Pool Mgmt - Mgr,Lfgrds,Taxes	\$17,850.00	\$5,100.00				\$22,950.00
PAS	Pool Area Supplies	\$0.00					\$0.00
PT	Pool Telephone	\$0.00					\$0.00
PL	Pool License	\$475.00					\$475.00
PGW	Pool Gas & Water Utility	\$793.85	\$1,018.73				\$1,812.58
		\$0.00					\$0.00
POC	Pool Open / Close	\$0.00					\$0.00
PR	Pool Repair	\$316.00	\$117.38				\$433.38
PWT	Pool Water Testing	\$0.00					\$0.00
CM	Common Area Lawn Maint.	\$2,696.66	\$882.22				\$3,578.88
CE	Common Area Electric Utility	\$989.10	\$395.23				\$1,384.33
CS	Common Area Snow Removal	\$2,314.00					\$2,314.00
CR	Common Area Repairs	\$6,361.38	\$796.99				\$7,158.37
CL	Common Area Landscape	\$1,801.95	\$825.00				\$2,626.95
CT	Common Area Tennis Court	\$0.00					\$0.00
CV	Common Area Vandalism	\$0.00					\$0.00
CLM	Common Area Lake Maint.	\$2,487.40	\$657.00				\$3,144.40
CP	Common Area Playground	\$141.20					\$141.20
CAR	Common Area Revitalization	\$0.00					\$0.00
OG	Other Garage Sale	\$0.00	\$74.50				\$74.50
OL	Other Legal/Professional/Crt Fees	\$937.50	\$800.00				\$1,737.50
OP	Other Printing / Postage	\$352.31					\$352.31
OI	Other Insurance	\$5,881.00					\$5,881.00
OT	Other Property Tax	\$0.00					\$0.00
OM	Other Misc. Business Expense	\$764.46	\$135.28				\$899.74
OC	Contingency Deposit to Reserve	\$0.00					\$0.00
SS	Security	\$0.00					\$0.00
	Monthly Total		\$10,802.33	\$0.00	\$0.00	\$0.00	\$54,964.14
	Monthly Grand Total		\$10,802.33	\$3,904.67	\$0.00		
Mthly Income Less Expenses							-\$6,897.66
YTD Income Less Expenses							\$36,391.41