

CASTLE COVE BOARD MEETING

Tuesday, July 12th, 2016, 6:30 PM

Shelter House

ATTENDEES:

Board Members

<input checked="" type="checkbox"/> Bruce Amrhien	<input checked="" type="checkbox"/> Charlie Spyr
<input type="checkbox"/> Scott Gallagher	<input type="checkbox"/> Mike Barger
<input checked="" type="checkbox"/> Kay Green	<input checked="" type="checkbox"/> Marie Wright
<input checked="" type="checkbox"/> Tom Johnson	<input checked="" type="checkbox"/> Chris Zell
<input checked="" type="checkbox"/> Ron Sans	

Residents:

Bill and Marsha Breen	Steve Heyerdahl
Gary Roraus	Linda Dernier

- The meeting was called to order by Charlie Spyr at 6:26 PM.
- Attendees Comments
 - There was a complaint that the new residents on BayBrook are still routinely parking a former U-Haul truck in their driveway. They have been verbally informed that is not allowed by the covenants. There were many complaints about work vehicles that are still being parked in the neighborhood. The house with the mini-motor home / handicap van that was discussed at the last meeting was brought up again. The person complaining about this situation insists that the Board enforce the covenants and remove all commercial vehicles that are maintained in the neighborhood. It was stated that the details proving that this handicap vehicle is a camping vehicle was presented to the Board at the last meeting.
 - Nothing is new on the abandoned house. After an investigation on the house with the boarded up windows, the Board found out that we can go to court to get approval for the Board to pay for and install the windows. The Board has not opted to do this.
- The minutes from the last meeting had a few errors. Chris Zell was missing from the attendance area. The motor home section needs adjustment. The Board approved the minutes with these changes.
- Tom Johnson presented the Treasurer's Report. A copy is shown below. Seven thousand dollars needs to be moved to the reserve account. The Board approved the Treasurer's Report.

- Committee Reports
 - Architectural Committee
 - Nothing is new at this point. However, a new request for a fence has just come in.
 - Common Grounds
 - Mike Barger and Kay Green have been working on the fence near the basketball court. They still have not decided on what type fence to install.
 - In the playground there is a 4x4 that needs replacing.
 - Many bushes along the serpentine wall have now overgrown the wall. It is felt that some of them have the potential to force the wall fall over. It was also felt that the homeowners should trim their overgrown bushes. However, since the ongoing 82nd street construction has prevented working on the street side of the fence, that this issue will be tabled for now.
 - There are two very old pine trees at our entrance. It was felt that these trees should be removed and replaced with grass so that it looks better. There is also a stump where the willow tree was located near the lake that should be removed. The Board asked Kay Green to get 3 estimates to cut the trees down and grind all the stumps.
 - It was suggested that we get a rock with the name “Castle Cove” chiseled on it for a Castle Cove sign.
 - Compliance
 - Since the Board has had so many complaints about parking on the street in the neighborhood, an investigation into having the neighborhood assigned as a no parking zone was carried out. In order for the homeowner’s association to get a no parking zone, it would need to get an approval for that from the City County Council. Related to this issue is a change in the City’s licensed tow truck operator’s regulations. It is difficult to get a private towing company to remove any vehicle from private property.
 - The people who own the house with the mini-motorhome / handicap vehicle may be moving shortly. Two letters have to be sent to the homeowner before any legal action can be taken. The Board decided to send out the first letter immediately.
 - Crime Watch
 - Jay Bobian is trying to get Crime Watch back together. We still need an active crime watch coordinator. We need to get more volunteers for crime watch.
 - The National Night Out Ice Cream Social will be August 2nd at the pool. Tom Johnson will look up the budget for Crime Watch and send it to Linda Dernier who is spearheading this event.
 - Garage Sale
 - This year more signage was requested for the garage sale. The Board placed several signs on 82nd street.

- There was no notice sent to the neighborhood about the garage sale this year. It was suggested that we advertise this better.
- Lake
 - The lake has been treated several times since the last meeting.
 - The sediment at the end of the lake is now smelling and it was requested that this area be dredged out. It was explained that dredging the lake is extremely expensive. The biggest issue with this is removal of the material taken out of the lake. The Board investigated this about 10 years ago, and at that time it was estimated to be in the \$250,000 range to have the lake dredged. Chis Zell will look into what it would take to resolve this issue.
- Newsletter
 -
- Nominating
 - Nothing to report
- Pool
 - The wading pool is now running and has been up for about 2 weeks.
 - Over the last weekend very late at night, there were a number of people at the pool making a great amount of noise. At 2:00 AM a 911 call was made to the police. The Board has investigated the issue and knows the name of the family that used the gate entry at this time and will be taking further action. Some furniture was placed in the pool and various other items were rearranged. However, no damage was done.
 - There was a complaint about the pool floor that it is real sharp and is cutting the toes of the people in the pool. The issue is on the shallow end of the pool. The pool floor was examined after the meeting, and it did not cause any issues.
 - It has been brought to the attention to the board that while there were no life guards on duty, all the parents were watching their phones or notepads but not watching their children. At this time there were a dozen children of all ages in the pool with no adults watching what was going on. This was observed for over a half an hour.
- Tennis
 - No report available.
- Website
 - A hit counter was installed last month on the Website. We are receiving between 8 and 40 hits per day every day on the website. The photos on the startup page have all been replaced with newer ones. Several of the primary documents concerning the Board have been updated. The notice for the National Night Out Ice Cream Social has been also published on the website. The Board now has access to a copy of the latest Castle Cove Spreadsheet which makes it easier for the Board members to give out assigned key codes for the tennis court and pool. This document is only available to active Board members.

Treasurer Report for July 12, 2016

Board of directors meeting @ Shelter – 6:30

PNC Bank Balances as of July 12, 2016 are:

Checking (0946):	\$80,966.25
Savings (4459 Res):	\$9,095.08
Savings (6573)	\$15,347.64
Total:	\$105,408.97

1. Dues paid for homes: 215 owners have paid the 2016 annual dues. Only two homes have not paid any dues for 2016. After agreeing on a dues payback schedule with Tanner Law Group, one homeowner filed for bankruptcy. The other owner is paying back prior year dues at \$50 per month through Tanner Law Group, but the homeowner has not paid any 2016 dues, yet.
2. I sent a directory of names and contact information to all board members. I also sent a contact list for Crime Watch in block sequence. It can be sorted, as needed. All “unpublished” information was eliminated.

Tom Johnson

Treasurer