

CASTLE COVE BOARD MEETING

Tuesday, January 9th, 2018, 6:30 PM

Lawrence North High School

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"/> Sherry Havlin
<input checked="" type="checkbox"/> Zach Malmgren	<input checked="" type="checkbox"/> Tim Westerhof
<input checked="" type="checkbox"/> Tom Johnson	<input type="checkbox"/> Chris Zell
<input checked="" type="checkbox"/> Ron Sans	

Residents:

- The meeting was called to order by Charlie Spyr at 6:36 PM.
The Board approved the minutes from the September meeting with a minor change to a date of the last meeting.
- The Treasurer’s report was given by Tom Johnson. The details are shown below. The contract was signed for our mowing and snow removal with salting with Ski Landscaping. The mowing price increase \$500 in this contract. We need to send them a note making sure that they mow the lawn to 4”. After the HOA audit, it was suggested that we use double signatures on our checking account. This process has been incorporated in our latest expenses. The request for the pool license will be sent in shortly. We will be sending out the dues letters in the near future with a short description of the covenants issues. A final adjustment of the 2017 Budget report was presented and is shown below. The Board approved the Treasurer’s Report.
- Election of Board Officers – The Board voted for the following offices.
 - President – Charlie Spyr
 - Vice President – Bruce Amrhien
 - Secretary – Ron Sans
 - Treasurer – Tom Johnson
- Committee Reports
 - Architectural Improvement Committee
 - There were no new requests since the last meeting.

- Sherry Havlin will remain on the committee as chairman.
- Common Grounds
 - Tom Johnson will handle the snow removal.
 - Scott Gallagher will deal with the landscaping operations.
 - We will put a note on Facebook to get volunteers for this committee.
 - Tim Westerhof will handle the playground.
 - Bruce Amrhien will handle the entrance lights.
 - We have had 3 bids on putting the lights back at the entrances.
- Compliance
 - The house across from Bruce Amrhien has mailbox that is the wrong size and color.
 - There will be letter sent out with the dues notice to discuss the highlights of the covenants.
 - There is a house that has a roof in disrepair with a torn tarp covering the damage. This homeowner will be notified when the weather gets a bid better to get it fixed.
 - The house near the entrance on Castle Lake Road has a number of issues.
 - The houses that face 82nd street need to have the bushes trimmed that are over the brick wall. The Board will contact those involved.
 - Zach Malmgren volunteered to be chairman of this committee.
- Garage Sale
 - Some signs are being made to help publicize this.
- Lake
 - We will have the lake treated again this year.
 - We need to further investigate dredging the lake.
- Newsletter
 - The Board will allow a small amount of advertising on Facebook on a special thread. If it becomes inappropriate, the Board will delete it.
- Nominating Committee
 - Nothing at this time.
- Pool
 - Charlie Spyr has posted this position on the NextDoor website.
 - The Board will start a finding committee for the pool manager. Sherry Havlin will help with finding a manager. We will keep Mike Barger in the loop for the pool operations.
 - The Board discussed dredging the lake. We are currently putting about \$7000 a year into the reserve account for issues including eventual dredging.
 - Rich Havlin has volunteered to help with the pool committee. Sherry Havlin will ask him if he would like to be on the committee.
 - Charlie Spyr will chair this committee.
 - It was advised that we have a company maintain the pool for cleaning, sending water samples to the city, and chemical adjustments.

- The Salt water issue needs to be discussed further. It was suggested that this is not such a good idea because the salt will corrode the metal fittings and other metal parts. It was also suggested that salt water pools cost more to maintain. This statement is not what the Board has heard before.
 - Tennis
 - We have 2 quotes on repairing the tennis courts. The quotes were around \$8,200 to \$12,000. The Board suggested that we use Leslie Harrison Barrier for the \$8,200 and sign the contract soon.
 - Website
 - Nothing new at this time.
 - Welcoming
 - That has been 1 family welcomed since the last meeting, and there are at least 2 more families that need to be welcomed.
- Old Business
 - Playground
 - Tim Westerhof has spent a great deal of time investigating playgrounds and his effort is greatly appreciated.
 - It was suggested that we use the wood mulch at this time. The mulch needs to be removed and then replaced if we go with the rubber style mulch. The Board decided on a commercial set verses a residential set because it will last much longer. There are two companies that have given us estimates on commercial sets. We will try to get someone to take the current set, and save some dollars.
 - Brick Wall Repairs
 - The Board will let the East wall stay as it is and not repair it
 - The wall needs to be power washed. The bushes have to be cleaned up first.
- Meeting adjourned 8:54 PM.

Submitted by

Ron Sans - Secretary

Reviewed by:

Charlie Spyr

Treasurer Report for January 9, 2018

Board of directors meeting @ Lawrence North HS – 6:30

Bank Balances - as of January 9, 2018:

Checking (0946):	\$9,177.64
Savings (4459) Res.:	\$44,111.74
Savings (6573):	\$35,360.19
Total:	\$88,649.57

Snow and mowing contract for 2017/2018 is signed. We had plowing service on Dec

I will mail \$475 for the 2018 pool license.

I will pay \$112.00 for our PO Box 50853. It is due Jan 31st

We pay \$32.10 for each of our wall outlets that were for the two entrance lights on the Castle Cove name. We are still paying \$32.10 for each of the two unused meters. This will change when we have the lights installed.

I will be updating new owners for our dues notices of \$410.00 – mailed late January. I also plan to insert compliance letters to reiterate our efforts to have owners do what they should.

We still have some home sales activity in Castle Cove.

Sincerely,

Tom Johnson, Treasurer

Castle Cove Owners Association
2017 Budget and YTD Statement

Account	Income	2017 Budget	Year to Date	Percent	Surplus/(Deficit)
DU	Dues (217 Homes @ \$410)	\$ 88,970.00	\$88,960.00	99.99%	
DDU	Delinquent Dues (past years)		\$510.00		
AI	Advertising		\$0.00		
IN	Interest Income	\$5.00	\$12.98		
IO	Income Other		\$891.00		
AFI	Attorney Fees / Court Fees		\$101.00		
LF	Late Fees	\$400.00	\$86.10	0.00%	
	Total Income	\$89,375.00	\$90,474.98	101.23%	
	Expenses				
PWT	Pool Water Testing	\$800.00	\$450.00	56.25%	\$350.00
PM	Pool Mgmt - Mgr,Lfgrds,Taxes	\$22,000.00	\$11,856.15	53.89%	\$10,143.85
PAS	Pool Area Supplies	\$3,500.00	\$6,315.20	180.43%	(\$2,815.20)
PT	Pool Area Telephone	\$300.00	\$0.00	0.00%	\$300.00
PL	Pool License	\$500.00	\$475.00	95.00%	\$25.00
PGW	Pool Gas & Water Utility	\$2,000.00	\$4,320.95	216.05%	(\$2,320.95)
POC	Pool Open / Close	\$4,000.00	\$198.00	4.95%	\$3,802.00
PR	Pool Repairs	\$10,000.00	\$15,049.03	150.49%	(\$5,049.03)
	Total Pool Expenses	\$43,100.00	\$38,214.33	88.66%	\$4,885.67
CAR	Common Area Revitalization	\$0.00	\$1,130.00	#DIV/0!	(\$1,130.00)
CM	Common Area Lawn Care	\$6,000.00	\$5,822.54	97.04%	\$177.46
CE	Common Area Electric Utility	\$2,000.00	\$1,891.93	94.60%	\$108.07
CS	Common Area Snow Removal	\$6,000.00	\$0.00	0.00%	\$6,000.00
CR	Common Area Repairs	\$750.00	\$12.98	1.73%	\$737.02
CL	Common Area Landscape	\$6,000.00	\$5,166.00	86.10%	\$834.00
CT	Common Area Tennis Court	\$1,000.00	\$0.00	0.00%	\$1,000.00
CV	Common Area Vandalism	\$250.00	\$0.00	0.00%	\$250.00
CLM	Common Area Lake Maint.	\$5,000.00	\$4,522.60	90.45%	\$477.40
CP	Common Area Playground	\$3,000.00	\$6.27	0.21%	\$2,993.73
	Total Common Area Expenses	\$30,000.00	\$17,422.32	58.07%	\$12,577.68
OG	Other Garage Sale	\$75.00	\$74.50	99.33%	\$0.50
OL	Other Legal/Professional/Crt Fee	\$7,000.00	\$955.00	13.64%	\$6,045.00
OP	Other Printing / Postage	\$400.00	\$381.80	95.45%	\$18.20
OI	Other Insurance	\$6,000.00	\$6,806.00	113.43%	(\$806.00)
OT	Other Property Tax	\$10.00	\$0.00	0.00%	\$10.00
OM	Other Misc. Business	\$1,000.00	\$709.33	70.93%	\$290.67
OC	Contingency Deposit to Reserve	\$7,000.00	\$7,000.00	100.00%	\$0.00
SS	Security	\$400.00	\$200.00	50.00%	\$200.00
	Total Other Expenses	\$21,885.00	\$16,126.63	73.69%	\$5,758.37
	Total Expenses	\$94,985.00	\$71,763.28	75.55%	\$23,221.72
	Total Income	\$89,375.00	\$90,474.98	101.23%	
	minus Total Expense	\$94,985.00	\$71,763.28	75.55%	
	Surplus / (Deficit)	(\$5,610.00)	\$18,711.70		