

Castle Cove Board Meeting Minutes

Monday May 9, 2011

6:00 P.M. Library on Hague Road

Attendees:

Board Members: Marie Wright, Maury Lathrop, Jay Bobian, Tom Stephenson, Ron Sans, Tim Scofield, Frank Borelli, Rich Havlin Jessica Gallagher
Residents: Lana Jordan, Ruth Ann Stephenson, Ken Massey, Larry Jordan

The meeting was called to order at 6:02 pm

The minutes from the last regular Board Meeting on Mar. 21, 2011 were approved.

The minutes from the special Board Meeting April 25, 2011 to discuss replacement of the tennis courts were approved with one grammatical correction to remove a duplicate letter "a."

Since one Board member, Tim Scofield, was absent from the special Board Meeting April 25, his vote is required to break a tie concerning the decision to replace one or two tennis courts. A question was asked before voting whether there is enough money to pay for two courts. Discussion followed with the answer being "yes." Tim's vote is in favor of 2 courts so both courts will be replaced.

Treasurer's Report – Tom Stephenson

- Bank Balances as of April 30, 2011:
 - Checking: \$9,812.08
 - Savings: \$59,417.23
 - Reserve: \$70,264.54
 - TOTAL: \$139,493.85
- 2011 Dues: \$77,490 has been received so far (94.47%) and \$453.60 in late fees. As of May 10, residents who have not paid will be turned over to our attorney for collection (12 at this time).
- Home Closings to date:
 - 8061 Bay Brook sold at Sheriff's sale end of March – being fixed for resale.
 - 7918 Cove Trace sold 4/25
 - 7910 Springwater Ct – pending
- Payroll: Freeman enterprises (who we are using for lifeguard payroll) is closing so switched to Kristel's who was next on the list of vendors.
- 2011 Budget YTD distributed to Board members. Treasurer's report was approved.

Committee Reports: The reports that follow include a summary of the written pre-meeting reports and additional discussion at the Board Meeting.

Architectural Improvement – Frank Borelli

- Approved a 6' x 16' privacy fence for 7940 Springwater Court
- Approved a 4' backyard fence and deck railing for the property at 8150 Bay Brook Dr.

Common Grounds – Marie Wright

- Both entrances have been professionally landscaped by Groundbreakers, Jeff Davis. This included removing dead and old bushes, preparing the soil, removing old plastic and metal edging, planting new bushes, trees, and grasses and flowering shrubs. The areas were edged and mulched and boulders used to retain soil and add décor. Annual Begonias will be added in mid-May.
- Quotes will be obtained for future use of a service to plant and maintain seasonal flowers at both entrances. Additional landscaping on the West side of the entrances is a consideration.

Compliance Committee – Rich Havlin

- Trash cans being put out early has improved.
- Current trailer and motor home issues have been resolved.
- Current issues with cars parked too long on the street without moving and un-plated vehicles have been resolved.
- Homes in need of board repair and paint will be contacted regarding their plans to correct the issues.
- Mailboxes in need of repair and paint will be addressed next.

Crime Watch – Jay Bobian

- The Pool Opening Party will be Sat., May 28th from 4-8 pm. Additional help would be greatly appreciated, if you can help, please contact Marie Wright.
- Captains continue encouraging neighbors to be watchful and alert about activities occurring in our neighborhood. As the weather gets warmer, some captains are again preparing to have individual or combined block parties. One block has established a Euchre card club.
- We met April 4th and only one Block was not represented. There were no major concerns reported. However, because some youths congregate within the cul-de-sac near the pool, we need to be especially vigilant of that area. The police department has been notified.
- We also discussed animal control. We were reminded that residents should contact Animal Control or DNR if incidents involving pets or wildlife occur.
- Our next meeting is scheduled for June 13, 2011 at 6:30 p.m. We plan to have a 911 operator attend to present official information about the “911” emergency call process.

Garage Sale – Karen Young

Our annual neighborhood garage/yard sale will be the first weekend in June, Fri & Sat, June 3rd and 4th from 8 am – 5 pm. Ads will be placed in the Indianapolis Star and our signs will be put out.

Lake – Ron Sans – nothing new to report

Newsletter – Ruth Ann Stephenson

The next issue should be out by mid May and will include Board Meeting minutes, information on the pool opening and rules, garage sale info and other current neighborhood news.

Nominating – Jay Bobian – nothing to report at this time

Pool – Tim Scofield

Pate's should be opening the pool this week so we can get a head start on water treatment before opening day.

Revitalization – Frank Borelli – pricing obtained for picnic tables and benches (see New Business)

Tennis – Larry Jordan

- The committee presented their bids at the special meeting of the Board (see those minutes)
- Windscreens were a topic at the Tennis Committee meeting and, after discussion and research, determined they are largely ineffective. However there are two good wind screens in the pump house that can be put in place if needed.

Web Site – Ruth Ann Stephenson

Ron Sans added a section for Board Meeting minutes and is creating a new secured section for Board members.

Welcome – Marie Wright

All new residents have been welcomed except one.

Old Business

- Secured access to pool & tennis court - A secured access system is not being considered at this time mainly due to cost. Discussion followed concerning ways to limit pool admission only to those who have paid their dues. It was decided to send a letter to those who have not paid their dues explaining that access to the amenities including the pool will not be allowed until their dues are paid. A list of those who haven't paid will be given to Tim and Kyle Goodwin (pool manager) who will, in turn, notify the guards. If the guards identify abusers, they can inform a Board Member who will address the issue with the homeowner as to non-usage until dues are paid. Tom will provide Tim and Kyle with an up-to-date list when the pool opens.
- Gutter on south side of Pool house – Lana Jordan provided estimates to replace the broken gutter on South side of pool house. Estimates were \$350 - \$400. Discussion determined this gutter is not needed. Maury will remove the gutter.
- Pool rules & signage – Tim will review the rules and update as necessary and get back with Ruth Ann. He has the regulatory signs to post. The Castle Cove pool rules will be included in the newsletter, appear on the website and be posted in the information box at the pool.

- Parking lot gate policy - According to the minutes, last fall we only decided to lock the gates for the winter. No decision was made on future policy. There was much discussion regarding many options for the gates; open all summer, open during pool hours, open for tennis, etc. When the gates were locked, people drove around the gates. There was discussion about signage – “No Trespassing signs” and “Residents Only” signs. Tim presented an operational process. The lifeguards would unlock the gates in the morning at 9 am and lock them in the evening. If someone is still parked there at closing time, they would lock only one gate. Regular tennis players who want access to the parking lot earlier can have a key. The area seems to attract teens/young adults who are possibly dealing in drugs and the police have recommended we lock the gates for safety. We are trying to come to a compromise so residents can use the parking lot and still keep the area safe. A motion was made to use the process Tim presented. It was approved by a vote of 8-1.

New Business

- President Marie Wright received a letter from the homeowner on the Northeast corner of Springwater and 82nd Street. He states that he planted 4 Forsythia bushes 20 years ago to cut down on noise to his property. These bushes were removed during the entrance landscaping process and he wants to be reimbursed \$40 for them. During discussion, it was determined that the bushes he planted were outside of his property on the common area easement as shown in our survey. A motion was made and approved to deny his claim and send him a letter explaining the Board’s decision.
- Tennis court – Choose a Contractor – Discussion involved when to sign contracts, start date, how much of the cost can we defray until next year, etc. Consensus is to begin construction mid August when school begins and the pool is only open in the evening and on weekends when construction will not be going on. The asphalt can then cure over the winter and the final tennis coating and striping can be done in the spring. The new fence needs to go up this fall to protect the courts. The best quote is from Frady & Sons and Delello. Further discussion involved repair cost for soft spots and damage to current parking lot. The work area will be fenced off to prevent access (including between the shelter and pool house) and contractor access will be from the North end of the shelter. A motion was made and unanimously passed to sign the contract with Frady & Sons and Delello to start work mid–August (8/15). The Tennis Committee is confident we will get good quality courts.
- Pool- Tim Scofield said we again need new umbrellas for shade around the pool. There may be one or two old umbrellas still usable. He is recommending purchasing two 9’ umbrellas (\$500-\$550 ea.) & 200 lb. bases at a cost of \$297 each or possibly constructing a shade structure as the Revitalization committee is proposing. The bases Tim would like to get are heavy bases with 2 wheels at Family Leisure (formerly Watson’s). The umbrellas he is considering are rectangular 11x11 or 11x13 with an easy track up and down system and an air vent in the top. Online price is \$500 - \$550 each, but should be less at Family Leisure. Since rectangular, they can be set up next to each other to provide a larger shade area. The tables which are lighter weight can then be easily moved into the shaded area. These umbrellas provide ease of operation (slide hub up to open), are non-tilt, and are wind resistant, will not tip over, and have fiberglass ribs (rather than metal). The mechanism is internal, no strings or ropes. Information was passed around to the Board members. Tim will stay within his budget to make this purchase.
- Revitalization – Frank Borelli reported that on this committee’s agenda were 1) tennis courts, 2) benches and picnic tables & 3) shade for pool area. For this year, the shade from the above new umbrellas should be sufficient and a more permanent shade structure can be considered at another time in the future. In regard to benches and picnic tables, the committee has researched commercial grade, heavy duty metal mesh furniture that is vinyl coated and have found there is no local vendor. They can be ordered from Recreation Unlimited. Handouts were distributed showing different styles of benches and picnic tables, the benches would all have a backrest. A motion was made to purchase 3 six-foot benches and 2 eight-foot picnic tables at cost of \$7,000 including installation and concrete pads. More discussion followed including location – one bench should be placed in the playground area). The motion was approved by a vote of 8-1.
- 3-Year Plan – do we want or need a 3-year budget plan? Committees should know best what their anticipated budget and expenses should be. This information would then go to Tom to add into the whole budget for a 3-year plan. Tabled until next meeting.

The meeting was adjourned at 7:58 pm

Next meeting is July 11 at 6 p.m. at the Library.

Respectfully submitted,
Tom Stephenson, Secretary/Treasurer