

Castle Cove Board Meeting March 12, 2012  
Library 6:00pm

**Attendees:**

**Board Members:** Ron Sans, Tom Stephenson, Marie Wright, Rich Havlin, Jessica Gallagher, Kim Berlin, Ruth Ann Stephenson (Absent: Maury Lathrop, Patti Davis)

**Residents:** Ross Fazekas , Betty Borelli, Lana Jordan

The meeting was called to order at 6:04pm

Call to order:

Closed to Residents

Decision made Kim Berlin would fill the 3 year slot for Board.

Ruth Ann Stephenson filled the 1 year slot for the Board.

Ruth Ann Stephenson was also voted in to fill the open Vice President position.

Opened to Residents

Approval of previous minutes: January 4, 2012

The minutes were read, a motion made to approve and were unanimously approved.

Treasurer's report: Tom Stephenson

Bank balances as of February 29, 2012:

|                 |                 |
|-----------------|-----------------|
| Checking:       | \$ 19,611.51    |
| Savings:        | \$ 25,755.92    |
| <u>Reserve:</u> | <u>\$ 98.75</u> |
| Total:          | \$ 45,466.18    |

- 2012 Dues – 31.8% were received for a YTD total of \$26,082.00.

Motion made for treasurer's report to be approved, motion passed.

**Committee reports:**

Architectural (Sherry Havlin):

Nothing to report

Common Grounds (Marie Wright):

Black top sealant will be done on parking lot after Frady comes in to do final grading and seeding around Tennis court. Recreation Unlimited is scheduled early spring to lay mulch on playground area.

Received quote form Tractor Supply for rubber mats for under playground swings, 4x6 in size. They are \$40 each and will be looking into how many will be needed to cover playground swing area.

Compliance (Rich Havlin):

Met last week

Due to Walk around neighborhood and send notices to homes not in compliance

Suggested to mail postcard to all neighbors with a reminder to keep up with neighborhood standards.

Decision made to only inform those in violation.

We are trying to get in touch with Castleton Lawn Care and notify them that of the neighborhood no soliciting policy.

Crime Watch:

Will discuss committee Chair replacement at the next Crime Watch meeting.

Garage Sale (Karen Young):

Fri & Sat June 1, 2

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Lake (Ron Sans):

Nothing to report

Newsletter (Ruth Ann Stephenson):

Newsletter done and ready to go out.

Nominating (Rich Havlin):

Rich Havlin volunteered to chair committee.

Pool (Tom Stephenson):

Paid for license and posted license in Club House.

New pool cover will be purchased in the summer.

Tennis (Maury Lathrop)

Nothing to report

Revitalization (Jessica Gallaher & Lana Jordan):

Nothing to report

Web site (Ruth Ann Stephenson):

Will have 2012 updated info to board and committee lists after this evenings meeting.

Welcome (Marie Wright):

Nothing to report

**Old Business:**

1. Repair/Needs (see Master Repair/Needs list attached to minutes) – These items will continue to be reviewed throughout the year and addressed as funds are available. Some are already included in the budget for 2012.
2. From Annual meeting: concern about lake getting shallower  
Discussed to check with DNR, Ron as Lake Chair will be checking.
3. From Annual meeting: concern about trees overhanging the brick wall (not discussed at this meeting)  
Look into what needs to be done with trees overhanging brick wall and will decide after.  
Algae on wall discussed and need to find a way to remove; Ruth Ann will look into removal process.

**New Business:**

1. Review committees; members and chairs
2. Address neighborhood events (new committee?)
  1. Pool Opening Party will now be taken over by board; May 26
  2. Wiener Roast will now be hosted by a non-board residents; Ross Fazekas has volunteered
  3. National Night Out/ Ice Cream Social will continue to be hosted by Crime Watch Committee; August 7

Next Board meetings: May 14, July 9, Sept 12. All meetings are scheduled to be held at the Library on Hague Road at 6 pm.

Meeting Adjourned at 7:15pm

Respectfully submitted,  
Kim Berlin, Secretary

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**Master Repair/Needs List for Castle Cove**

- The top 6 items were prioritized by the Board
- Items with a \* are included in the 2012 budget

|   |  |
|---|--|
| 1 | * Pool cover   |
| 2 | * Parking lot – repair cracks, seal & stripe including basketball court  |
| 3 | Gutters -west side of shelter house & pool house   |
| 4 | Retaining wall along east sidewalk   |
| 5 | Erect posts, boulders or some other barrier in entrance between gates so no one can drive around gates   |
| 6 | * Playground - mulch & stain   |
|   | * Paint shelter interior \$2000  |
|   | Concrete: at least 3 areas within the pool fence: triangle, west end, etc.   |
|   | Concrete: sidewalk north side of pool house  |
|   | Paint shelter exterior   |
|   | Restroom doors rusting, replace?   |
|   | Gate & keypad for exterior restroom doors (allows use of restrooms outside of pool season & pool hours) Also use to enter pool area through restrooms. |
|   | Paint bicycle rack like gates – (Greg Bond?)   |