

**CASTLE COVE BOARD MEETING**

Tuesday, September 1st, 2015, 6:00 PM

Pool House

**ATTENDEES:**

Board Members Amrhien

<input checked="" type="checkbox"/> Bruce	<input checked="" type="checkbox"/> Charlie Spyr
<input type="checkbox"/> Scott Gallagher	<input type="checkbox"/> Mike Barger
<input checked="" type="checkbox"/> Rich Havlin	<input checked="" type="checkbox"/> Lana Stevens
<input checked="" type="checkbox"/> Tom Johnson	<input checked="" type="checkbox"/> Marie Wright
<input checked="" type="checkbox"/> Ron Sans	

Residents:

Sherry Havlin	Gary & Lynn Windler
Chris Zell	

- The meeting was called to order by Marie Wright at 6:30 PM.
- The Board approved the minutes from the last meeting.
- Tom Johnson presented the Treasurer’s Report; see Report, which was approved as read, accompanying these minutes. Pool and snow plowing expenses are upcoming. Two homeowners remain in arrears with dues at this time; both issues have been turned over to our attorney for collection via the courts. Currently, 14 homes are for sale; 2 have buyers.
- The 8131 Baybrook Drive home was bought by a real estate investment company. The Board will send a letter to this owner to advise him of the covenants and disallowance of vinyl siding. It was suggested that the letter contain a request as to plans for the exterior of the house. It was suggested that this include concerns regarding the need for mold remediation. The Board approved the Treasurer’s Report.
- Committee Report
  - Architectural Improvement
    - One resident has requested approval for fencing; documentation is yet to be completed. Another has requested a shed.
  - Common Grounds
    - Greenscapes will be asked to remove dead flowers in the pool area.

- Regulations stipulating the area required for our planned installation of the 2 pieces of riding equipment for young children will prohibit that until and if the playground is expanded. That will be re-addressed next year.
    - The road widening project continues to prevent mowing at our entrances and along the wall. Many trees and shrubs on the inside of the wall are hanging over it making things even more unsightly. The Board may send out a letter asking the owners to trim the trees.
  - Compliance
    - Numerous mailboxes and some posts remain in need of painting. All board members were asked to be observant so as to assist the Committee. Fewer yard lights are not operating.
    - We are following the new Indiana HOA Laws for those residents with ongoing issues. This process is lengthy and can be costly with legal and court fees.
    - One home having numerous covenant and standards infractions is still being addressed: boat, truck, landscaping, paint and board repair, mailbox.
    - Another homeowner having had several infractions over the years is making attempts to clean up her yard.
  - Crime Watch
    - A car break-in on Clearwater Court was reported a few weeks ago.
    - Pool gates were left open last night for an unknown reason.
  - Garage Sale No report
  - Lake
    - The condition of the lake is greatly improved. Maintenance of it will be more costly next year. So far, we are pleased with the new contractor.
  - Newsletter
    - It is hoped that the transfer of operation of MailChimp will be complete soon so that we can again communicate with residents via email. We are expecting this to be finalized prior to the annual meeting. The sandwich board signs will continue to be utilized for meeting announcements.
  - Nominating
    - A number of residents have been contacted as a slate of candidates is sought for the November 10<sup>th</sup> election. Several are considering running. Two of the 3 board members whose terms end December 30<sup>th</sup> have chosen not to seek another term.
  - Pool
    - We received 6 of the new trash carts for the pool area. The city will be asked to retrieve 4 of them.
    - Due to considerable deterioration, Ron's Pools will be re-plastering (takes 3 days) the areas in need---both pools: \$13,485. Once completed, the pool will need to be filled, and chemicals added, so that the plaster can cure. It was decided to purchase potable water rather than the previous more costly method of using

- hoses from the spickets. Once curing is complete, the pool must be winterized within 4-5 days. Pate's does this at a cost of about \$1000.
      - Repair of concrete surrounding the pool area will cost in the area of \$30,000. Since there are not sufficient funds to cover that cost now, it will be considered next year.
        - Someone had used one toilet in the women's restroom and had not flushed it.
        - The floor was very wet. This was discovered after hours by a board member. The reminder to flush signs had been torn down a vandalized.
    - Tennis
    - It had been previously decided that a professional would be sought to inspect the courts so as to protect our \$76K investment. It was unclear if that contact had yet been made. The committee will be contacted regarding this.
    - Website
      - Some modifications to the program have been done to visualize secured data for the Board Members.
    - Welcoming
      - New residents in all but one home have been welcomed. Several attempts at that home have been made.
  - Old Business
    - The laptop (\$300+-) has been purchased and will be used to check the lock systems when the pool closes. Code use will be tracked. It was suggested to expand the 4 digit codes to a 5 digit code. The laptop cost about \$300.
    - There will be a Board meeting on October 13<sup>th</sup> to prepare for the Annual Meeting at Lawrence North.
    - November 10<sup>th</sup> is the annual meeting.
    - New Business
    - There had been a complaint about the car with flat tires near the entrance at Castle Lake Road. The Compliance Committee had not been notified. It was thought that the car is no longer there.
    - A resident stated that another resident is routinely allowing her dog off-leash during walks. This is a clear violation of City Ordinance in addition to our rules. Without knowing who the dog owner is, nothing much can be done. The reporting resident will try to ascertain the name of the owner.
    - The meeting was adjourned at 7:45pm.

Submitted by:

Ron Sans - Secretary

Reviewed by:

Lana Stevens –Vice President

Castle Cove

Treasurer Report for September 1, 2015

Board of directors meeting @ Club House – 6:30 PM

1.) Bank Balances as of Sep 1, 2015:

Checking 0946:	\$52,470.03
Savings 4459 (Res):	\$9,094.32
Savings 6573	\$15,345.09
Total:	\$76,909.44

2.) 2015 Dues : All but two homes have paid their dues for 2015. The two non-paying owners have been passed to Tanner law group awaiting legal actions.

3.) Due to school starting, the payroll amounts to the lifeguards has dwindled.

4.) Title/Dues notices for home sales in 2015.

1. 8060 Clearwater Dr - Silcox to Kenneth Miller
2. 8118 Bay Brook Dr – Jablonski to Michael VanOsdol
3. 8141 Bay Brook Dr – Blanchford Prop, LLC to Jonathan Shelley
4. 8037 Bayview Pt – Betty Danner to Stella Janet Font & Daniel Jose Font
5. 8022 Water Trace – Douglas Dickinson to Edward & Abigail Hitze
6. 7960 Clearwater Ct – Parkside Homes, Inc to Stanley Jones
7. 7959 Springwater Dr. W – Lisa Mercurio to Kendell & Dana Roberts
8. 7957 Castle Lake Rd – Jack Schultz to Matthew Johnson
9. 7929 Castle Lake Rd – Sullivan to Zell
10. 8061 Castle Lake Rd – Easterday to Brantingham
11. 8148 Castle Lake Rd – HUD/PK Mgmt to RWA Properties, LLC
12. 8042 Springwater Dr – Neucks to Benson
13. 8131 Baybrook Dr – Flude to Simple Quarters, LLC (Kitchen fire home)
14. 8050 Castle Lake Rd – Frieje to Langebartels

Tom Johnson, Treasurer