

CASTLE COVE BOARD MEETING

Tuesday, September 12th, 2017, 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 checked="" type="checkbox"/> Mike Barger
<input type="checkbox"/> Kay Green	<input checked="" type="checkbox"/> Tim Westerhof
<input checked="" type="checkbox"/> Tom Johnson	<input checked="" type="checkbox"/> Chris Zell
<input checked="" type="checkbox"/> Ron Sans	

Residents:

Gary and Lynn Windler	Clarice Morford
Greg Thomas	Gerri Fernandez
Marie Wright	Carrie Barger
Hillary Pyle	Dave Fuss
Marc Theising	Rich Havlin
Sherry Havlin	Candis Ramones
Darcy (?)	Darcy Heyerdahl

- The meeting was called to order by Charlie Spyr at 6:33 PM.
- The Board approved the minutes from the August meeting.
- The Treasurer's report was given by Tom Johnson. The details are shown below. The Board approved the Treasurer's Report. The HOA has collected \$800 so far this year in new fees assessed for service to Title Companies in their work when homes are bought/sold here in Castle Cove.
- Committee Reports
 - Architectural Committee
 - There was a fence, a third car extension and a shed approved since the last meeting.
 - Common Grounds
 - The bush at the entrance at the front of Castle Cove has not been removed.
 - There is still one more treatment of mulch that will be done.
 - The mulch in the playground needs to be topped off. A lot of the weeds have been removed from the playground.

- It was asked that the playground needs to be fixed and cleaned up. The bees have bored into many of the boards. There are some of the pieces that will need to be replaced. It was recommended that we replace the playground equipment due to its condition next year.
 - There have been many more cars entering the cu-de-sac near the pool at odd times. It was suggested that we get better lighting which might be put on a motion detector. It is felt that these are drug deals. Perhaps we could get the power company to put in a pole or have an electrician run a wire to a pole.
 - The lighting at the front of our neighborhood is still not fixed. Mike Barger has notified the City that they destroyed our lighting in front of our entrance and asked them to fix it. There has been no response from the City.
 - Compliance
 - Earlier this year, several members of the board toured the neighborhood and notified those homeowners that were in violation of the covenants. This included lights, garbage cans etc. Notices were sent out and many homeowners have corrected the issues.
 - There is a dog run in a back yard that has caused an issued requiring an official Board Review. This did not go before the architectural committee. A meeting with the homeowner will occur later this week.
 - The weeping willow tree on Springwater and Bay Cove is overhanging the street.
 - HOA currently has 2 lawsuits pending against homeowners. One for Covenant violations and another for non-payment of dues.
 - Garage Sale
 - We had a garage sale and expect to have another one.
 - Lake
 - We had a paddle boat that the owner gave to the Castle Cove Homeowners Association. The Board tried to auction it off and no one replied. So the Board had the paddle boat taken away.
 - There has been an ongoing issue with the South end of the lake where the sediment from the lake is causing troubles. This issue is causing very bad smells and is supporting mosquitoes. There have been no responses to all the requests to get it fixed from many agencies. It looks like a small island out in the lake.
 - Newsletter
 - Nothing new.
 - Nominating Committee
 - There are three positions on the Board that are open for next year. Charlie Spyr, Mike Barger and Scott Gallagher are up at the end of this year.
 - Pool
 - The pool was closed this Monday, and will be completely shut down shortly. Mike Barger feels that there is an issue with the unpainted plaster pool lining causing the algae. There is also some suspicion that the circulation system is not operating as needed to adequately circulate water through the pool. The

Board will look into changing the pool over to salt water in the future. It was suggested that the crab apple trees be removed around the pool. It was suggested that if we remove these trees that we replace them with another type of tree. It was suggested that we add a solar cover for the pool during the evenings.

- Resident expressed opinion that the pool water failure was due to poor maintenance and not a hardware issue. In their opinion the pool was not cleaned properly.
- Perhaps we need an outdoor shower.
- Other pool complaints included: The pool manager was perceived by some as not cooperative, blaming the issues on kids going into the lake and then going into the pool which does not happen. Non-residents have been allowed into the pool. There have been issues on having very loud music with obscene vocabulary. It was recommended by a resident that we get a new pool manager next year.
- We need to make all pool rules consistent and readable. It was suggested that we do not allow floatation devices.
- It was suggested that we have a pool company come in and check the system. A specific resident was requested to be present for any such contracted inspection.
- The HOA has obtained a few electric pumps that will be used to pump out the pool.
- Tennis
 - We need to have the tennis courts coated next year. It was estimated to be about \$3500 to \$4500 to have this done. The Board felt that this must be done next year.
- Website
 - The website went down because of an issue with the website forwarding company that gave us incorrect information. This issue has been corrected and it will cost the association about \$250 for 3 years that covers the website name and forwarding. It should be noted that the Ron Sans hosts this website at his cost from his home.
- Welcoming
 - Several homes have been welcomed and two more need to be welcomed.
- Next Board Meeting
 - October 9th at the high school.
- Meeting adjourned 7:40 PM

Submitted by:

Ron Sans - Secretary

Reviewed by: Charles Spyr - President

Treasurer Report for September 12, 2017

Board of directors meeting @ CC Clubhouse – 6:30

Bank Balances - as of August 31, 2017:

Checking (0946):	\$72,732.94
Savings (4459) Res.:	\$16,102.01
Savings (6573):	\$15,354.70
Total:	\$104,189.65

As of today, only one homeowner has not paid the 2017 annual dues of \$410. \$88,560 has been collected out of \$88,970, a rate of 99.54%.

For the homes sold in 2017, we have collected \$800 for our "Title Transfer fees." Our fee is \$100 per home.

Sincerely,

Tom Johnson, Treasurer