

Castle Cove Board Meeting 05/06/2014

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"/> Patti Davis
<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:

Suzi Pfau	Ron Semro
Jean Semro	Mike Barger
Carrie Barger	Jim Merritt
Rosemary Powell	Winston Powell

- The Meeting called to order by Marie Wright at 6:30 PM at the Club House.
- The Board approved the minutes from the last meeting.
- The Treasurer's report was presented by Tom Johnson. Details are shown below. We now have \$96,801.05.
- The Board approved the Treasurer's Report
- There was a discussion about the weeds in the neighborhood; residents should inform the board of any issues.
- Architectural Committee:
 - A Shed was installed at 8151 Bay Brook.
- Common Grounds
 - There have been concerns about the crab apple trees. The Board is looking into spraying these trees.
 - The playground areas has been reseeded by Dave Fuss.
 - The front areas have been maintained and the grasses will be cut back soon.
 - The presence of bees at the playground has been reported. Measures to control the problem will be taken.
- 82nd Street Project
 - At the request of a board member, State Senator Jim Merritt came to the meeting to aid in our discussion and to get more details about the project. The guidelines for IPL were discussed. The Senator will meet with Scott Gallagher to explore what might be done to reduce the negative impact on our community.
 - We don't know if IPL has petitioned to initiate Condemnation/Eminent Domain proceedings.

- Once a resident sells a portion of his/her property as easement to a IPL, other utilities can also have access to it.
- The Federal money is dictating the 10 foot clear zone that is forcing the poles to be installed within the brick wall. The possibility that this portion of the contract might be paid for by the State and not Federal money might be considered, thus removing this restriction.
- The Covenants make provision that the Board can appoint a replacement when a vacancy arises. Charlie Spyr was appointed as a result of the resignation of Christy Sorrels. Charlie had received the next highest number of votes cast at the 2013 annual meeting.
- Common Grounds
 - Residents of Eagle Nest reported to a Castle Cove resident that kids have been drinking at our playground. The Eagle Nest told them to leave which they eventually did. This type of incident should be reported to 911 as it occurs. (NOTE: Subsequent to the meeting, an agreement between our Crime Watch and an Eagle Nest Board Member to pass on that recommendation to all residents was made.)
 - The gates will remain during “off-pool hours”. It was suggested that the Board have signs made indicating such so as to avoid cars being locked inside the parking lot. Lana will look into getting the signs made and installed.
 - It will cost around \$100 to fix the Plexiglas at the clubhouse.
 - Concerns have been expressed by residents who walk their dogs on the dam in the common area. Dogs living in a resident at that property line become agitated when other dogs approach their territory. Last year, the Board had been approached about installing a sign indicating where common property ends and private begins. The Compliance Committee will address this with parties involved. No sign is planned.
- Compliance Committee
 - There have not been many camper violations so far. A number non-operating yard lights are now working; it is felt that the reminders on the signs prompted the action. Letters will be sent to homeowners whose lights still need attention.
 - A downed tree limb as well as a mound of brush need removal from a lakeside residence. The same situation on another property exists. The Committee will send letters.
- A resident reported that a transformer in a back yard is nearly obstructed by overgrowth. The resident was told that the responsibility lies with the homeowner on whose property the transformer exists. Workers with UtilX, a company contracted with IPL to upgrade and repair such transformers, asked a Board member to remind homeowners that any vegetation planted to block the view of these big ugly green boxes should be planted far enough away so that repairs, particularly during power outages, can be made. Such vegetation needs to be trimmed periodically.
- Crime Watch
 - There have been no reports of recent activity. Block 11 now has a captain to replace theirs who moved; we are still seeking a replacement for Block 1 whose captain moves the end of May.

- Garage Sale
 - Scheduled for Friday and Saturday June 6th and 7th.

- Lake
 - Aquatic Control will be taking care of the lake again pending positive results after the Pool Committee consults with the company. Muskrat removal has been initiated. The numbers are greater than last year.

- Newsletter and Web Site
 - No resident has yet offered to take this over. The decision to add much of the information which had routinely appeared in each issue will be added to the website www.castle-cove.com. A condensed version with timely information is planned for monthly publication via email. Broadcast capabilities are still being worked out; much effort and time is necessary for this and was delayed until after contact information was submitted with association dues.

- Nominating Committee
 - Nothing to report.

- Pool Committee
 - We currently have enough lifeguards and some for backup.
 - Pates will begin that preparation May 19th. If all goes well, opening will take place on
 - Pool Party – The neighborhood pool party, previously held on pool opening weekend, had been moved to Saturday the 31st to allow for more participation; typically approximately 90 residents and guests participate. Unfortunately, the volunteer heading preparation for the party was unable to continue. If no one steps up, it will be cancelled. (Note: as of publication of these minutes, no volunteer.)
 - If the current shortage of lifeguards persists, the Board has opted to initiate unguarded hours for those times of day during which the pool was closed in the past. This shortage is due to recent changes in the school calendars. These unguarded hours will be instituted AFTER the last week of May and will remain until high school and college student lifeguards are finished with classes. The HOA's insurance agent confirmed that this is allowable and has advised posting signs stating that no lifeguard is on duty. Such signs will be posted prior to instituting unguarded hours.
 - Lifeguard duties will be more carefully listed prior to their beginning work and, among other things, include minor bathroom, removal of trash from the pool house area and tennis courts, closing umbrellas when necessary. ProClean has been contracted to do deeper bi-weekly cleaning.

- Web Site
 - Photos of the current Board members will be taken and posted.

- Welcome Committee
 - All but one new resident/family have been welcomed.

- Old Business

- Master Repair List
 - Boulders and/or some type of landscaping is still being discussed for between the gates so as to prevent vehicles from driving over the grassy area at the parking lot.

- New Business
 - After considerable research by Marie, the board decided not to add an awning or other type of covering in the pool area. When additional cover is sought, more umbrellas may be purchased.
 - Signs for home improvement can be left out during construction according to City Ordinance. Advertising signs, for services such as lawn care are prohibited. Residents can be cited if signs are in violation. Castle Cove Standards restrictions on political signs apply only for the common areas.
 - The HOA's signs will be displayed for shorter periods in future.
 - There were a number of issues with Ski Landscaping not repairing lawns damaged this year during the snow plowing. Ski has been in the neighborhood once to fix the lawns but not to the satisfaction of some residents. Ski will return again but would charge \$30 per hour. This should will considered during contract negotiation for next winter.
 - The board discussed alerting neighbors when properties are vacant so as to avoid vandalism, trespassing and "squatting".
 - The dirt mounded higher than ground level along the inside of the wall on one resident's property may be the cause of the brick cracking and leaning. This will be further investigated; the homeowner will be notified of the concern.
 - The Board discussed concerns regarding properties rented. This came up because one property has had tenants moving in and out in less than the yearlong lease term set forth in the Covenants. Owners are to submit names and contact information for all tenants to the Board. The Compliance Committee will look into this.
 - Following a report from an Eagle Nest resident to a Castle Cove resident about kids drinking at out playground, an Eagle Nest board member and our Crime Watch has agreed to ask residents of both neighborhoods to call the police when such activity is observed.

- The meeting was adjourned at 8:40 PM

Treasurer's Report:

Castle Cove Board meeting
May 6, 2014

Treasurer report

PNC accounts as of May 5, 2014

Checking: \$72,367.67

Savings: \$15,340.28

Reserve: \$9,093.05

Total: \$96,801.05

1. QuickBooks upgrade – No longer supported 2010 version. I bought the 2014 version @ \$267.45.
2. 8 homes have not paid dues. Of the 8, one is the “squatter” site, 8211 Lakepoint Ct. and another is 8053 Water Trace, a Fannie Mae owned home that is getting prepped to sell. The others are all owners that include the “heirs” @ 7960 Clearwater Ct. We had 5 homeowners who paid late with \$37.80 added.
3. Scott Zink sent me an email that he is giving his home back to the bank – Bank of America. He plans to move out by May 31st.
4. Question: What is the purpose of having 2 Savings accounts? One to make Repairs... the other?

Tom Johnson, 577-9717

Submitted By:

Ron Sans - Treasurer