

****THESE MINUTES HAVE NOT YET BEEN APPROVED****

CASTLE COVE BOARD MEETING

Tuesday, September 9th, 6:30 PM

Castle Cove Shelter

ATTENDEES:

Board Members

<input 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:

Kay Green	Dan Newkirk
Mary Sans	

- The meeting was called to order by Marie Wright at 6:32 PM.
- The Board approved meeting notes from the last meeting with a few corrections on the address.
- The Treasurer’s report, while not available for approval during the meeting, will be sent via email to the Board by Tom Johnson and will be approved at the next meeting. The current balance is approximately \$61,000. Two more payments for pool care are yet to be paid out. Six homeowners have not paid their dues. Some outstanding dues may be received at closing for homes sold.
- Committee Reports
 - Architectural Improvements – There have been no requests this month. The issue of vinyl siding recently applied at 8141 Bay Brook by the contractor who plans to sell the home was discussed. Covenants prohibit vinyl and aluminum. The new owner did not make the required application to the Architectural Committee. As per HOA’s legal advice, a certified letter was sent to that owner explaining the need to contact the Compliance Committee within 45 days. Subsequent to that date, he will be contacted by our attorney. Our attorney will be asked to prepare a letter in advance, ready to go out as soon as the 45 days have passed.
 - Common Grounds – The independent arborist engaged by the HOA conducted an inspection of trees inside the brick wall on 9 of the lots along 82nd Street. He then met

with several board members and a couple of the residents directly affected. His assessment is that there are 23 trees having high compatibility with the power lines. In his estimation, a number of others with lower compatibility could possibly be trimmed rather than removed. IPL's initial intention was to remove approximately 70 trees. IPL's current plan is to remove 49. The individual homeowners now have the information they may need to support arguments for retaining their trees. IPL has been negotiating with the individual homeowners and has participated in meetings at our request. The homeowners along 82nd will receive additional letters prior to any legal action that IPL may take to acquire the easements required for the relocation of power poles due to the widening of 82nd Street.

- Compliance – Not many concerns brought to the committee this summer. One issue regarding remaining items left several days from a resident's yard sale was raised and resolved. Complaints have been made regarding the ongoing landscape project at a residence on Castle Lake Road. The homeowner is trying to resolve that with his contractor.
- Crime Watch – We have been fortunate awhile now with few incidents. There has been some concern about an unmarked truck whose occupants seek tree trimming work; they were also inquiring as to who was at home.
- Lake – Algae is prevalent. Aquatic Control is concerned that increased treatment would kill the seaweed. If this were to occur with the weeds so deep, the result could be a large fish kill. Bluing was being added today. Tom Johnson will check with other HOAs to see if they are having similar issues. Suspicion that a dead goose found in the lake had been shot. Such activity is illegal. The muskrat problem seems to be lessening.
- Newsletter – For now, future issues of our newsletter will not appear on the website; it will be sent to residents via MailChimp as already announced to residents via email. A condensed version/announcement does appear on the site. The suggestion that it continue to appear on the website for historical purposes was made and will be considered. It was suggested that figures on list and sale prices as well as the length of time Castle Cove homes are on the market prior to sale continue to be included in the newsletter.
- Nominating Committee – As is the norm, 3 current Board members will finish their terms this year. Bruce Amrhien is now chairing this committee.
- Pool – The pool was closed last Wednesday. The sand filter will be replaced next year when the pool opens rather than now so that it can be monitored. Preparations for next year's opening will begin earlier in May so as to avoid possible delay of opening. The baby pool will soon have a tarp cover for the off-season. Several broken chairs will need to be replaced next year. While there had been concern that we may have some unguarded hours due to guards going back to school early, that did not occur.
- Tennis – No report.
- Website – Nothing new.

- Welcome – All except one new family has been welcomed. Several homes remain for sale.
- Old Business
 - Vacant property at 8148 Castle Lake Road– is in need of major repairs. It is thought to be currently bank owned.
 - Common Grounds – Dave Fuss met with this committee to discuss 3 options he suggested for landscaping the area between the gates at the parking lot. The purpose is to prevent vehicles from driving across the lawn. It was agreed that the most substantial and maintenance-free approach is to install timber posts such as state parks use. The committee also suggested installing several sections of low-maintenance privacy fence along the North Side of the parking lot so as to block the view of the back of a shed on an Eagle Nest property. Because of the risk of damage to our brick wall during the upcoming 82nd Street widening project, it was recommended and decided that the current damage not be repaired until after the project is finished.
 - Audit – Linda Denier, Audrey Neucks and Tom Johnson will conduct an audit this year.
 - Annual Meeting – If room arrangements can be made, it will be Tuesday November 11th at LNHS. Committee reports are to be submitted before the end of October to Ron; Lana and Charlie will assist. The plan is to complete reports/packets in advance for emailing to residents so as to be better prepared for the Annual Meeting.
 - The Board will meet Tuesday October 21st, 6:30 at LNHS (if available) to prepare for the meeting and formulate the budget for 2015.
 - The meeting was adjourned at 7:51 PM.

Submitted by:

Ron Sans - Secretary

Reviewed by:

Lana Stevens