

## CASTLE COVE BOARD MEETING

Tuesday, March 3<sup>rd</sup>, 2015, 6:30 PM

Lawrence North High School

### 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"/> 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	

- The meeting was called to order by Marie Wright at 6:33 PM.
- Time was spent reviewing the Covenants to determine which specific items should be considered for change. It was suggested that Section 4.2 be reworded to “major change”. This review is ongoing. During that review it was mentioned that a way to ensure that a home being leased does, in fact, have a signed one-year lease. Gaining verification that an owner has lived in the home the required 1 year is also necessary. It was also mentioned that it is necessary to acquire names and contact info for all who reside in leased properties. At present, 2 homes are occupied by non-owners. Our attorney has already recommended that Section 4.4 be made more specific as to what is acceptable.
- The Board suggested that, if we cannot locate one, we purchase a stamp for the association for use on official documents such as /applications to/approvals by/rejections by the Architectural Committee.
- The Welcome Committee will revert back to the previous practice of giving new residents a printed copy of the Covenants and Standards/Guidelines since the number of infractions is on the rise. And there have been so many properties sold within recent years. This decision was made because of the concern that some new residents may not be going to our website to access them and/or because new residents may not be receiving them at closing.

- An official copy of the Covenants which includes dates and official stamps from the City/County will be scanned and placed on the website.
- Our legal counsel will be consulted regarding these issues: clarification on interpretation of wording in Section 1.7 of the Covenants; what, can be done to ensure that vacant properties are maintained.
- It was suggested that we find away to obtain names and contact information for tenants in leased properties. Currently, 2 homes are occupied by non-owners.
- It was felt by the majority of Board members that it is not necessary to have a Board member on each committee.
- Minutes of the January Board Meeting were approved.
- Treasurer's Report by Tom Johnson: was approved. Four homes have been sold since dues letters were mailed; at the time of this meeting, dues from 108 property owners have been received.
- Each Board Member is asked to serve on least one committee.
- Committee Reports
  - Architectural Committee
    - Committee Chair Sherry Havlin presented information on a fence installation request which was approved.
    - Per our attorney's advice, we will model future letters to residents regarding non-compliance issues after one sent to us.
  - Common Grounds
    - The contractor will be reminded that plowed snow should not be moved into driveways or block access to fire hydrants.
    - We questioned why an additional plowing followed each of the two snow events recently. That will be followed up. While it is understood that some damage to turf is unavoidable, the question of our current contractor's inclusion in the contract to charge \$35 for their crew to make repairs for each call back was posed. Other contractors will be contacted to determine if that is common practice.
    - It was again mentioned that, due to the work along 82<sup>nd</sup> Street, spring plantings and possibly fall, will not be done.
    - Our mowing contractor will be contacted since, due to the road widening project, mowing along there will not be necessary for quite awhile.
  - Pool
    - Cleaning and preparation will begin May 11<sup>th</sup> so as to have ample time for installation of a new sand filter. This early preparation is intended to avoid any last minute delays of opening on Memorial Day Weekend Staffing of lifeguards will begin soon.
  - Compliance
  - Nothing specific was reported---the usual issues continue.

- Crime Watch
  - Numerous apartment break-ins have occurred in the Castleton area.
  - Continued vigilance is encouraged. Crime and vandalism usually increase when the weather becomes nicer.
- Garage Sale—historically, it takes place the first weekend in June.
- Lake
  - The contract for the upcoming year has been received from Aquatic Control.
  - Since lake treatment has been inadequate for several years, it was suggested that we get new estimates from other vendors.
  - While it is thought that DNR offers free fish, due to the problems with the lake treatment and questions about just what species are best, the idea was dropped.
- Newsletter
- Use of MailChimp seems to be working well. However, not all residents utilize email.
- Nominating
- Tennis
- Website
- Welcome
  - At least 2 families are still to be welcomed.
- Old Business
  - Master Repair List
    - After discussing bids obtained for fence, timbers or boulders (\$1500—2900) between the gates at the parking, the board agreed to Mike Barger and Scott Gallagher's offer to plant small spruces there.
- New Business
- Several more HOA Seminars are scheduled. Since attendance at one of these by a Board Member has been quite beneficial, it was agreed that we would send a Board Member when the topic warrants.
- Meeting adjourned 8:48 PM.

Submitted by:

Ron Sans - Secretary

Reviewed by:

Lana Stevens

