

**CASTLE COVE BOARD MEETING**

Tuesday, May 8<sup>th</sup>, 2018, 6:30 PM

Pool Shelter House

**ATTENDEES:**

Board Members

<input checked="" type="checkbox"/> Bruce Amrhien	<input checked="" type="checkbox"/> Charlie Spyr
<input type="checkbox"/> Scott Gallagher	<input type="checkbox"/> Zach Malmgren
<input checked="" type="checkbox"/> Sherry Havlin	<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:

Doug Anderson	

- The meeting was called to order by Charlie Spyr at 6:40 PM.
- The Board approved the minutes from the March meeting with the following changes. Remove the section where Sherry Havlin volunteered to help with the parking lot.
- Tim Westerhof volunteered to work on the parking lot leveling, coating and striping.
- The Treasurer’s report was given by Tom Johnson. The details are shown below. Nearly 20 folks have been sent follow-ups on not paying their dues. Those that have not paid will have their security codes turned off immediately. The Board approved the Treasurer’s Report.
- There was a discussion on using PayPal for paying dues. Chris Zell will check into this for the Board.
- We received a bill for about \$1,000 for insurance. This policy was used before to cover our employees that at this time we do not have. We have been informed that we can be sued by a contractor that has not purchased insurance. The cost of the insurance without the employees is only \$ 5 less. If we insure that each contractor has proof of insurance, we might be able to drop this policy. We have until the 22<sup>nd</sup> of May to make this payment.
- Committee Reports
  - Architectural Committee
    - There was one request that wanted to install Hardy Plank and new windows.
- Common Grounds

- We have had the entrances completed and the company will plant flowers by Memorial day and near the fall.
- The replacement for the lights at the front entrances have not been completed because the original contractor went bankrupt. We now have 2 more quotes to put back the lights. One contract would like to have the mulch moved about 8 inches back so that the trench for the wire can be more easily done. It was suggested that we use a wider bar light instead of flood lights.
- The trees next to the pool have been removed. The Board will look to see if we can get someone to dig out the root grindings and fill them with topsoil and plant grass seed.
- Compliance
  - Noting available for the chairman.
  - There were some complaints about mailboxes that were not up to code and other issues.
  - There are number of house that do not cut their grass.
  - The compliance folks need to send letters to the homeowners that are located on the serpentine wall where the bushes have overgrown the outer side of the wall.
- Garage Sale
  - Will be on June 1st and 2<sup>nd</sup> this year.
- Lake
  - The treatment for the lake has already started.
  - There have been no reports so far on muskrats in the lake. The previous person that trapped the muskrats does not want to do this anymore.
  -
- Newsletter
  - Nothing at this time.
- Pool
  - The pool rules have been posted by the pool company. The Board will need to investigate these pool rules and get them published. We will modify the pool rules and have Ron Sans update rules for a placard and the website.
  - There are a few safety items that we still need to purchase soon.
  - The pump room needs to be locked during pools hours.
  - The Board has purchased a cell phone for the pool safety and will be mounted outside of the pump room.
  - We can not find a key too the bulletin board on the pool house. The Board will take down bulletin board.
  - It was suggested that we get a clock for the outside of the pool house.
  - The pool preparations are nearly complete at this time and should be finished by the end of the week. The pool company will check the heater very shortly to see if it works.
  - The pool company has installed an automated pool chemical distribution system that does not require intervention to keep the chemicals balanced.
- Tennis

- The Tennis court should be resurfaced by the end of the month at about \$ 8,275.00.
- Website
  - The database that runs the website now has a backup server where it is continuously replicated. If the primary database server goes down for repairs, the backup can be switched for production use and it will already be up to date. The web server already has a backup server in place.
- Welcoming
  - There is only one house left that needs to be welcomed. The house next to the pool has not been receptive to delivery of the welcoming documents.
- Next Board Meeting
  - July 10<sup>th</sup> at the Shelter House.
- Meeting adjourned 7:40 PM

Submitted by:

Ron Sans - Secretary

Reviewed by:

## Treasurer Report for May 8, 2018

Board of directors meeting @ CC Clubhouse – 6:30

### **PNC Bank Balances - as of May 8, 2018:**

Checking (0946):	\$16,751.34
Savings (4459) Res.:	\$44,126.49
Savings (6573):	\$75,378.87
Total:	\$136,256.70

We still have been paying \$32.10 for our wall electricity and lights. I was told the electrician filed for bankruptcy.

The home sales activity in Castle Cove is still very slow.

We paid the balance of the playground and equipment. The entire project was \$15,734.22. We receive \$600 by selling the old equipment.

We will pay for 9 months of common grounds mowing and treatments.

We have 9 homeowners who have not paid their 2018 annual dues. After attempts for us to remind the owners of their debt, our next step is to begin a "case" for each owner and provide the information to Tanner Law Group for collection. We do have one homeowner who may be filing for bankruptcy.

Sincerely,



Tom Johnson, Treasurer