

CASTLE COVE BOARD MEETING MINUTES

Monday, May 14, 2012

Library on Hague Rd

Attendees:

Board Members: Tom Stephenson, Rich Havlin, Maury Lathrop, Ron Sans, Ruth Ann Stephenson and Patti Davis. (Absent: Jessica Gallagher, Marie Wright and Kim Berlin)

Residents: Lana Jordan, Sherri Havlin, Kyle Goodwin, Tom and Crystal Johnson

Call to order: 6:08 pm

Meeting minutes:

- The Board approved the minutes from the March 12, 2012 Board meeting with the following corrections:
 1. Under Common Grounds, "Recreation Unlimited is scheduled early spring to lay mulch on playground area as well as service and stain playground equipment".
 2. Under Compliance, last sentence, remove the word "that" between the words "them" and "of."
- It is agreed that pre-meeting packets will no longer be prepared. The secretary will send out a meeting agenda outline and minutes from the previous meeting prior to the Board meeting (not necessarily at the same time). Committee chairpersons will give their reports at the meeting.

Treasurer's Report: Tom Stephenson

Bank Balances as of 4/30/2012

- Checking: \$14,977.90
- Savings: 70,553.35
- Reserve: 7,087.17
- Total: \$92,618.42

2012 Dues – 96.78% have been received for a total of \$79,384. (4 were turned over for collection)

Treasurer's report also included a 2012 Budget and YTD statement.

Committee Reports:

- Architectural Improvement – Sherry Havlin
 - Approved 3 resident's projects: a new driveway and patio, new fence and new pergola.
- Common Grounds – Ruth Ann Stephenson (in Marie Wright's absence)
 - 4 rubber mats will be purchased this week at Tractor Supply for \$40/ea for under the swings.
 - Recreation Unlimited will come in June to service & stain the playground equipment and mulch that area.
 - An estimate from Sunblest was presented for installing a stone retaining wall to hold back dirt at the steps and sidewalk to the tennis courts. Some Board members felt stacking blocks should be used instead of stones and be placed the entire length of the sidewalk to better hold the mulch. After some discussion, it was agreed to get Sunblest to give us another estimate for that type of work and also solicit a 2nd estimate. Ruth Ann suggested asking Greenscapes.
 - Estimates have been received from both Ski and Greenscapes for flowers and watering/fertilizing the entrances. However, they need some clarification to accurately be compared before making a decision. Cost will be under \$3,000 to do both summer and fall annuals plus watering.
 - Other common areas need mulch. Ruth Ann will ask for those areas to be included with entrance and/or retaining wall projects.
 - Rich indicated the weeping willow along the lake may be dying and need to come down. Tom reported there are several mulberry trees pushing on the wall that will need to come down before they break the wall. One is actually growing over the top of the wall. We will need to inform the residents first.
 - Tom has trimmed all the limbs and branches overhanging the brick wall.
- Compliance – Rich Havlin
 - Notified homeowners earlier this year about driveway and paint issues
 - Main areas of concern are: trash cans go out too early either on Sat or early Sun, many mailboxes need repainted, non-standard size mailboxes, and some driveway repair.
 - Homeowners with dead ash trees will be notified they need to take them down.

- Concern about 4 vacant homes and condition of their yards and homes. Some neighbors are helping with mowing since the bank owned properties appear to be neglected. Rich will see if the city will mow one of the backyards which has become quite tall.
- Crime Watch – Lana Jordan and Jim Lindgren
 - All blocks have captains
 - Networking with surrounding neighborhoods that have Crime Watch
 - National Night Out ice cream social will be Aug.7th
 - Only one actual criminal incident "could have happened" in CC recently
 - Residents are strongly encouraged to keep their garage doors closed.
- Garage Sale – Karen Young – Fri & Sat, June 1 & 2.
- Lake – Ron Sans – DNR has no recommendations on dredging. Nothing else to report
- Newsletter – Ruth Ann Stephenson – will try to get one out soon to notify residents of upcoming pool opening, party and pool rules.
- Nominating – Rich Havlin – committee not active at this time
- Pool – Tom Stephenson
 - Kyle Goodwin, pool manager was in attendance and reported the following:
 - 4 lifeguards are hired for the season. 3 are from last year and 1 is new.
 - Hours will remain 10am – 8:30pm
 - Plan to be open normal hours on July 4th
 - Clean up has begun, furniture has been placed around the pool
 - Pate's will be opening the pool this Wed. and will install the new baby pool pump
 - A new metal pool rules sign will be obtained to be placed on the fence outside the gate to the pool.
 - Tom Stephenson reported:
 - The water has been turned on at the pool and some minor repairs were done.
 - The phone has also been turned on
 - Starting next year, weekly bacteria samples will need to be taken of the pool. Tom attended a vendor fair and obtained information on how best to handle this process.
- Revitalization – Lana Jordan/ Jessica Gallagher – this committee is "on hold" for now
- Tennis – Maury Lathrop
 - Tennis courts have been cleaned, metal bench and trash can on the tennis courts
 - Sign for no skateboarding has been hung on the fence.
 - Outside bulletin board has been purchased, with the consent of the board, and it has been installed on the fence along with the tennis court rules.
 - Wind screen got hung. Replacing the damaged section of side walk and finishing landscaping will be May 14th, weather permitting.
 - Made an account of the reconstruction of the tennis courts in 2011. Includes the timeline, requirements, contractor's names, total cost, guidelines for court use and a drawing of the finished courts and French drains which were added. Account needs to be added to Castle Cove's web site for future reference.
 - Since Maury did not get responses from all Board members by email, a motion was made to have Frady mound the extra dirt from grading around the tennis courts in the space between the gates as a barrier rather than trucking it away. The mound would then be landscaped. The motion was unanimously passed.
- Web Site – Ruth Ann Stephenson – updating of information continues
- Welcome – Marie Wright – one new family to welcome at 7951 Springwater, Stacy and Fred Wiltshire.

Old Business

- Repair/Needs (see Master Repair/Needs List)
- From Annual Meeting: concern about the lake getting shallower – (See above under Lake)
- From Annual Meeting: concern about trees and bushes overhanging the brick wall – All trimmed
- Repair, seal and restripe parking lot. Three quotes were previously emailed to all Board members. After discussion a motion was made, a vote taken and FE Harding was chosen for the project. The Board would like not only a free throw line, but all half-court basketball lines included if possible. Board would like the work done as soon as possible after sidewalk completed.

- Pool opening party, Sat. May 26, 4-8pm. Marie is organizing and asking Board members to please bring a dessert to share – like cookies, brownies, etc. \$2 will be charged to cover cost of meal.
- Algae removal on brick wall. Marie obtained a quote for \$750 and Tom Stephenson obtained a quote for \$1100 (but would need to use residents' water). After some discussion about possibly waiting until after the 82nd St widening project, a motion was made, vote taken and unanimously agreed to hire Hamilton County Services to power wash the brick wall for \$750.

New Business

- Maury presented a diagram of a large storage cabinet/small shed he would like to build and place on the back side of the fireplace in the shelter to contain the pool chemicals so they are not stored in the public restrooms. He would use the wood left from the tennis backboard and would have to purchase about \$125 more in materials. The topic was discussed, a motion was made and a vote taken -- the motion passed.
- Maury asked for another project to be added to the repair/needs list. He commented that some of the Plexiglas panels on the East side of the shelter need to be replaced. Some were damaged by paint from vandals. He would also like to incorporate several windows on that side so they can be opened which would make the shelter much more comfortable during summer use. He will look into the cost to do this and present it to the Board.
- Ron Sans brought up a concern about residents piping their roof downspouts into the city sewer system. Discussion ensued about it being illegal to do so as well as piping sump pump water into the sewer. This is not a Castle Cove issue, but a City issue. A note will be put in the newsletter about it.

Next Board meetings scheduled at Library: July 9, Sept 12

Meeting Adjourned: 7:55 p.m.

Respectfully submitted,

Ruth Ann Stephenson (in absence of Kim Berlin)