

Minutes from March 4, 2014 Board Meeting @ LNHS

Prepared by Lana Stevens in the absence of Secretary Ron Sans who had a family emergency. Note that the format does not follow the usual; focus is on content.

Board members attending:

Marie Wright; Richard Havlin; Scott Gallagher; Bruce Amrhein; Christie Sorrels; Tom Johnson; Lana Stevens

Other residents attending: Mike Barger; Ron and Jean Semro; Karol Siefer

The meeting was called to order by President Marie Wright. Minutes from the January 7th meeting were approved.

-Tom presented the treasurer's report. Approximately 50% of homeowners have submitted dues. Tom was contacted as part of the title search on 8131 Bay Brook which sold at auction on February 26th. A homeowner behind in association dues has again filed for bankruptcy which leaves the HOA no recourse to collect. See accompanying page for additional details and figures.

-Some moving in activity at 7962 Springwater Drive has been observed but it has not appeared that anyone has actually moved in.

-Regarding the many survey and utility stakes located along our side of 82nd Street: what happens during mowing. It is assumed that mowers will remove them, whether they will be replaced is in question.

-Some of the dusk-to-dawn security lights at the pool are malfunctioning (ie: not shutting off at proper times). This will be addressed.

-It was determined by consensus that the traditional spring planting at the entrances will done in spite of the upcoming possibility of work by IPL in preparation for the 82nd Street Widening Project.

-In order to avoid confrontations, the Compliance Committee will begin sending letters to individual residents regarding infractions of Covenants and/or Standards. In the past, some contacts had been made via phone or in person.

-One home with major ongoing compliance issues is scheduled for sheriff sale on March 19th. The HOA cannot now take any action.

-Another homeowner with ongoing major compliance issues and who is in arrears with dues has applied for bankruptcy. Again, the HOA cannot take any action.

-Christie will head up the pool party planning. It was decided at the previous meeting to avoid scheduling the party on pool opening weekend, Memorial Day, since so many residents are otherwise engaged for that holiday. Therefore, it will be Saturday, May 31st. HOA funds can be provided up front for Marie and Christie to

purchase the food. To cover the cost, a \$2.00 charge includes a hot dog or burger, chips, drink, dessert. Pool games are planned.

-Richard, who has taken over handling of the pool, is in process of reviewing files pertaining to it. He and Kyle Goodwin, Pool Manager, will review last year's lifeguard list and will begin staffing. The phone and water will be turned on April 1st. Because of problems with pool prep the past two years, readying and filling it will likely begin earlier than before. Several chairs will need to be replaced because of wear and tear. A new baby pool cover will be purchased.

-Discussion as to how to handle/prevent the mess and damage left behind in previous years by residents and others who use the parking lot and adjacent common property to set off fireworks during the 4th of July holiday was tabled until next meeting.

-It was decided to look into purchasing "watering bags" for the crabapple trees in the common area. Scott offered to handle that; Mike offered as well.

-Mike will confer with Maury Lathrop regarding the plexiglass dilemma at the shelter. Cleaning it after vandals spray painted made unattractive scratches and smears. Suggestions range from removing it completely to replacing it, possibly with another product.

-Nothing further regarding our concerns about IPL's easement acquisitions since the meeting February 12th with IPL, DPW and United Consulting. Residents along 82nd Street have not indicated having any communication with IPL since that meeting. We are aware that several of them have not signed easement purchase agreements. There has been no response from IPL, DPW or United Consulting regarding the commitments made to Castle Cove at the meeting except that City County Councilor Ginny Cain has forwarded those notes to the 3 involved entities. All residents should have received notes from that meeting via their block captains. Lana will continue communicating with Ginny and Senator Merritt about this. Bruce has offered to speak with the senator as well. Mike is preparing a letter to the chairman of the city county council connected to such projects. A petition drive may be in order. The focus remains preserving the attractiveness of Castle Cove as it is viewed from 82nd Street. Scott, Mike and Lana are still counting on having the meeting to which IPL, DPW and United Consulting agreed. All residents along our stretch of 82nd would be invited.

-The next regularly scheduled board meeting will be 6:30, Tues. May 6th @ LNHS.

Submitted by Lana Stevens 03/08/14. Content is accurate and complete to the best of my knowledge.

[Post meeting: The Stake Survey done last year along our common ground at 82nd Street is being reviewed as it relates to the 82nd Street Project.](#)

Treasurer's Report for Castle Cove Owner's Association

Mar 4, 2014 Board Meeting

6:00 PM at LNHS Room 102

Bank Balances – as of Mar 4, 2014:

- Checking: \$28,528.69
- Savings: \$15,339.51
- Reserve: \$9,092.95
- Total: **\$52,961.15**

2014 Dues – 52% received as of Mar 3 = \$42,2136. (One check had \$178).

- **Home Closings** –

- **Dues Collection Issues** –

Wesling,	Barbara	8131	Bay Brook Dr	155	Vacant		
Brock	David	7960	Clearwater Ct	202	Vacant		
McKay	Shawn	8211	Lake Point Ct	3	Vacant	Sheriff's Sale!	
HUD - Auction	Slater	7962	Springwater Dr.	182	Vacant		
Fannie Mae		8053	Water Trace	95	Vacant		
Howard/Heath	Frankie/Rosie	8038	Springwater Dr.	90			
Gatti	Chuck & Pam	8082	Springwater Dr.	79	R - O	Jim Jay Long III Owner	bad FL address

Budget –

Snow removal & salt Budget \$4,000 billed \$4,640.

Ron Long is in a home on Allisonville. Leukemia: no plans for chemo.

Tom Johnson, Treasurer