

Minutes of August 4th, 2025 Meeting of Castle Pointe HOA

10:30 a.m. at the home of Steve Baska.

In attendance: Steve Baska, Linda Stoffel, Janice Gonzales, Bob Almer, Doug Moen, Carla Almer, & Becky Goldsmith.

Approval of minutes from April 17, 2024 meeting. Minutes were reviewed, Janice moved to approve, Linda seconded, no changes needed, approved unanimously.

New Budget for 2026: Janice presented the budget noting that the landscape expense came in under budget from last year. There will also be a net income deficit of \$6,725 due to additional work that has been done at the entrance, LED lights, bushes replaced, and efforts to try and save the two pine trees, as well as a new community information board that will be ordered. This is expected to be a one time only deficit.

Bob talked to Cova Tree about the two struggling pine trees in the island at the entrance. Cova said they are not getting enough water and recommended deep root watering several times a year at a total cost of \$916.00 and also have them trimmed for an additional \$179.00. Cova tree also offered to remove the tree that is blocking the stop sign, everyone agreed this needed to be done.

Bob also brought up that he talked with another landscape company that would like to bid our community for snow removal, sprinklers, mowing, etc., the owners name is Doug Carlyle (sp?). We are committed to Keesen through 2026 for our landscaping needs. Janice moved to accept Keesen through the next year, Carla seconded, it was agreed unanimously.

Linda moved to approve and advance the budget to the annual fall meeting on Wednesday, September 10th. Becky seconded the motion. Unanimously approved.

CD's: Our banks are changing to IN Banks. We have two CD's, one is coming due in August, the other due in September of this year. One will be rolled directly into the IN Bank.

Parking Policy: Carla questioned whether the parking policy that was approved at the last meeting is fair for the entire community. Discussion followed as to how we might improve the policy. Bob suggested that we table the discussion until the signs are installed and we see what happens after they are in place. All agreed.

Community bulletin board: Carla presented examples of various styles of community boards that can be installed on the west side of the mailboxes. Discussion ensued as to the different materials they are made of, size, color, etc. Janice has \$3,000 budgeted for the community board. Carla is going to research further to find one that is similar in appearance/color to the existing mailboxes.

Landscape committee report: Linda said Keesen has a new manager who has suggestions for homes in order to update/repair/replace their existing sprinkler systems and will provide quotes to homeowners upon request. Homeowners can use Keesen or any landscaping contractor of their choice.

Bob sent letters and talked to homeowners with dead or dying lawns and recommended they increase their watering time to improve the appearance of their lawns and our community in general.

Greg & Heidi Kolton's landscaping project should be starting around the end of August, they are waiting for their final plans to be approved.

Bob talked to Mark Brovich about joining the architectural committee, sounds like Mark will come on board.

Other business: Janice will continue to manage the website, thank you Janice!

Steve will be stepping down as HOA President, Bob has been recommended to take his place, voting will occur at the fall annual meeting on Wednesday, September 10th, 2025.

Meeting was adjourned at 11:50 a.m.

Submitted by Becky Goldsmith