

Minutes of April 17, 2024 meeting of Castle Pointe HOA Board

6:30 p.m. at The Ridge

In attendance: Bob Almer, Carla Almer, Steve Baska, Vickie Baska, Mat Birkeness, Janice Gonzales, Doug Moen, Linda Stoffel

Approval of minutes from September 18, 2023 meeting: Janice moved to approve, Steve seconded, no changes needed, unanimous approval.

Insurance renewal: done by email, for directors and officers. Rates increased by 30% but still a good deal. Many HOAs in the news are experiencing much greater increases. Linda moved to approve renewal, Janice seconded. Unanimous approval.

Budget to date report: Janice presented the budget, indicating that insurance rates went up as did the website fee and snow charges (thanks to the 24" snow!! Doug said Keesen did a great job). Janice said that we have switched the website platform and that our directory is now on the website. There was discussion regarding the CD and whether it should be renewed. It was unanimously agreed that the CD should be renewed at the 5.1% rate.

Tax preparation and approval for next tax year: Steve reported that we don't owe any taxes, but owe \$340.00 to the accountant for the tax prep. Carla moved that we retain the same tax accountant at the same rate for next year, Janice seconded. Unanimously approved.

Snow committee report: Doug expressed his appreciation for the volunteer group that pitches in and shovels when the snow depths aren't enough to call out the paid crews. He said that Keesen has done a good job and the new 3-inch trigger depth is working.

Landscape committee report: Linda reported that we have a new Keesen manager- Josh- who is very responsive. Spring clean-up has been scheduled for April 29-30 but might actually be 3 days. Two mowing dates have been scheduled for April, weather permitting. There was a discussion about sprinkler repairs and a suggestion that the HOA recommend homeowners use outside people to do them, not Keesen, due to the expense. This would be for repairs above and beyond what's covered by the HOA. It was also mentioned that we need to address tree trimming with the community. Keesen only trims up to 10 feet. Anything above that needs to be done by an arborist at the homeowner's expense. Mat mentioned an arborist – Climber's Choice – that does trim.

Architectural committee report: Bob reported that research regarding xeriscape guidelines is in process. We are a unique situation since we have no fences, the homes on our inner circle all share a backyard, and those on the periphery back up to the golf course. Mat and Bob have looked at copies of other HOA xeriscape guidelines in their research. Mat suggested that we take a median sized lot and base our guidelines on that. Bob suggested we bring in an outside source to make recommendations based on our uniqueness and still abide by the law. Mat will do further research. Bob then reported that all homeowner requests received to date have been approved and many are in process. He also mentioned that the lights on our entrance sign could us updating.

Social committee report. Carla and Janice reported that the dates for our three annual events have been put on the calendar. Progressive Dinner – May 4, BBQ – August 25, Holiday Dinner at the Ridge – December 7.

Fall annual meeting date has been set for Thursday, September 19th.

Old/New Business: Carla asked the board if they were wanting designs/pricing for just a mailbox canopy or canopy and message board. The board indicated they would be interested in both. Carla will research.

The meeting was adjourned at 8:00

Submitted by Carla Almer