

2019 Annual Meeting Summary

Revetment ~ The Castle Beach revetment and stairs were complete at the beginning of the summer. Members have expressed appreciation for the access to the water and swimming at Castle Beach. Currently there are some small rocks in the water so be careful! While the final payments have not been made for the north beach section, it is anticipated that the entire project will come in within 1% of the budget. The lake was up another 18 inches this year so the timing of this project couldn't have been better.

Finance ~ The financial statements presented at the annual meeting typically don't reveal much as they are dated June 30, before much of the expenses for the year are incurred and after the assessment and annual dues are invoiced. Accounts receivable were elevated this spring but have since declined significantly due to the collection of most of the revetment assessment and dues.

The Capital Fund will eventually be replenished with over \$35,000 funds collected from the assessment. The fund was low at yearend and in June because Capital Funds were used to fund the initial part of the revetment construction and engineering which took place before the assessment was invoiced. You may recall that the board chose to delay issuing the assessment until the cash was needed.

Bylaws Proposal ~ The pressing issue: In 2013 the board identified a need to update our bylaws to accommodate various forms of ownership. The current bylaws indicate that "*any owner of record of real property in Castle Park upon which a dwelling house has been constructed shall be eligible for active membership in the Association...*" For over 60% of Castle Park cottages, the owner of record is an LLC, Trust, Partnership, etc., making our bylaws obsolete. There is no mechanism in place whereby the people involved in the use, maintenance, financial obligations, etc. can enjoy membership privileges for cottages owned in these ownership vehicles.

Process: Included in the January 2019 President's letter was an explanation of the process to update our bylaws. The process was initiated two years ago with a collaboration with members of the Long Range Planning Committee and the Board, then proceeded with introduction of the Proposal in June, and Question and Answer sessions conducted by members of the board at two meetings in July. During the two July meetings feedback provided to the board indicated that some changes to the proposal were warranted. As a result the board removed provisions which were judged to be over stepping the bounds of the Association: these provisions requested communication from owners who rent their cottages for a significant amount of time and indemnification for the Association by owners undergoing construction projects within the park. These provisions also contained a specific enforcement mechanism should the board elect to penalize members who were not in compliance. Again, these two provisions were removed from the final proposal.

In speaking with people around the park and during these meetings, it was also apparent that members had become confused about what was being proposed and what was NOT being proposed. The board decided to remove the bylaws proposal from the Annual Meeting agenda as a result. The board felt it was not in the best interest of the Association to ask members to vote on a proposal with which there was so much misunderstanding. *This action, however, does not remove the current issue of ownership as it pertains to eligibility for membership, ownership vehicles and member privileges. Work will continue on the bylaws to achieve wording which accommodates all cottages.*

Tree Project ~ Frank Blossom has rallied friends to establish a plan to replant some areas around the park which have lost trees during the past several years. This fall new trees will be planted along Audubon and Granville near the post office as well as along Edwards. Once the need was identified, several people stepped up to fund the project. In addition, the Memorial/Beautification fund will be used for this project. No money from the Association operating budget or the capital fund will be used. The private funding covers purchase, planting, and irrigation installation.

Eb's Barn Interior ~ Martha Jannotta and cohorts raised funds last year to refurbish the interior of Eb's Barn. The building now has a fresh new "old" interior which some say harkens back to the Castle lobby. Work is not yet complete but Castle Parkers were invited to view the new décor right after the meeting (the new digs were well received!).

Rules & Regulations Update ~ During its morning meeting, the board approved changes to the Rules and Regulations to reflect current practice. "Renters of member cottages" was added to the section on facilities use as well as to the list of

people who may be included in functions (playclass, barbecues, etc.) As has been the practice, renters of member cottages have always enjoyed using the Castle Park facilities while in residence. Additions to the “Beach” and “Erosion” sections now remind people not to climb on the rocks. The board also enacted a “no vaping” in Castle Park facilities.

Rules and Regulations Adherence ~ Many of the complaints communicated to the board or management relate to the lack of respect for our rules, facilities, and other members. Please remember that the rules have been established and confirmed by many boards over the years and have been established for the comfort and safety of our members. Please be respectful and considerate of your neighbors and fellow members by adhering to our rules and their intent.

Long Range Planning Committee reconfiguration ~ Until the recent board meeting the LRPC was comprised of the previous five board presidents, thus assuring great institutional knowledge. The board voted to reconfigure the LRPC to include the past three board presidents as well as three at large members. The chair of the committee would come from the at large members and would have a term of five years. The two additional at large members will serve for two years (but can be reconfirmed after two years). The at large members will be recommended by the nominating committee and be confirmed by the board.

The board supported the need to reconfigure the LRPC for the following reasons:

- Presidents were bound to service for a total of 13 years. Too much was being asked of these people.
- It was unlikely that any young person would serve on the LRPC due to its previous makeup. Why not include young people in planning for their future Castle Park?
- The new format allows for fresh energy to be infused with institutional knowledge.

Communications ~ The importance of maintaining a good connection to the Castle Park website was stressed by Mary Ireland. The website (www.castlepark.org) is your primary source for all things Castle Park and the main communication tool used by the board and other people wishing to communicate within the community. The board and others rely on members to be connected!

- The annual directory is constructed from the user maintained online directory information.
- Communication from the CPA Board is disseminated using the website (and the email addresses members provide!)
- Social activities are advertised on the website and by email connected to the website.
- Anyone who has an account on the website (which should be all Castle Parkers!) may add items to the online calendar and post the news which comes out by email. All calendar and news postings will be reviewed by the communication committee before going “live”.

Take charge of your information and stay informed. Make an effort to get to know what is on the website. If you or your family members are having difficulty getting onto the website, please contact Mary Ireland (mcjireland@comcast.net)

Board Member transition ~ Three new board members were elected to serve a three year term: Martha Dahlman, Ted Parker, John Their

Thank you to those board members who have dedicated so much time in assuring that Castle Park achieves “progress without change”: Gil Judson, Stephanie Griffin, Myself.

Finally, all members are encouraged to help in one way or another. So many of you have great ideas! Don’t hesitate to raise your hand to volunteer. The success of Castle Park depends on volunteers (and our excellent staff!) And remember, as stated in our bylaws, the purpose of Castle Park Association is “*to develop community spirit, goodwill and friendship among the residents of Castle Park.*”

Over and out, Martha Laughna