

## **DRAFT**

Minutes of Castle Park Association 2019 Annual Meeting  
August 10, 2019 at 4:30 PM The Castle

1. **Call to Order** – the meeting was called to order by President Martha Laughna at 4:30pm.

She opened the meeting by sharing her appraisal of the strengths of Castle Park and the importance of our recognition that the success of Castle Park depends on volunteers (and our excellent staff!) She shared the Board's decision to suspend any action on amending the bylaws to defuse the divisiveness and confusion that has developed regarding the proposed changes. She reminded us all that our Bylaws state that the purpose of Castle Park Association is "to develop community spirit, goodwill and friendship among the residents of Castle Park."

2. **Roll Call of Members** – the roll of members was called and a quorum was present and the meeting proceeded.

3. **Moment of Silence** – the group observed a moment of silence to recognize Association members or friends of Castle Park who had passed on since the last meeting: Jeanne Burton, Nancy Bodeen and Hank Idema.

4. **Approval of 2018 Annual Meeting Minutes** – it was moved, seconded and approved to accept the 2018 Annual Meeting minutes.

5. **President's Report** – to supplement her opening remarks Martha gave a brief overview of the active summer season and highlighted events, activities other matters further reported by committees later in the meeting.

6. **Managers' Report** – Mark and Bonnie briefly reviewed the season and overall state of the grounds and facilities in the Park and restated their operational guidelines regarding use of power equipment in the common areas. Unless there is an emergency, work is confined to select weekdays between 9:30am and 4:30pm. Bonnie reiterated the necessity of early reservations for Friday dinners in order to permit adequate preparation. All Park amenities contribute to the 'value' of these meals which are premium priced.

7. **Treasurer's Report** – On behalf of Treasurer Doug Vahey, Martha introduced the Treasurer's Report. The financial statements reflect activity through June 30, before many of the expenses for the year are incurred but 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. Payments for the initial phases of the Castle Beach revetment were extracted from the capital fund which will be replenished with over \$35,000 funds collected from the assessments.

## **8. OLD BUSINESS**

**Revetment** ~ As Lake Michigan's level has risen by an additional 18 inches the completion of the Castle Beach revetment and stairs was very timely. Members have expressed appreciation for the access to the water and swimming at Castle Beach. Some construction rock sediment will be removed by the contractor, but in the meantime members and guests should be careful about 20 feet out from the base of the steps at Castle Beach.

**Bylaws Proposal** ~ In 2013 a previous Board identified the need to update our Bylaws to accommodate the evolving forms of property 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., which impelled the effort to update our Bylaws to conform to current circumstances and better identify the obligations, rights and privileges of membership. After two years of meetings, discussion and analysis by the Long Range Planning Committee and Board representative the Board decided to present a set of proposed amendments to the membership.

The President's letter in January 2019 included an explanation of the process to update our Bylaws. Notice of the proposed amendments was presented in June, and Question and Answer sessions conducted by members of the Board were conducted at two meetings in July. During those meetings feedback provided to the Board indicated that some changes to the proposal were warranted and the Board removed provisions which were perceived to be over stepping the bounds of the Association. Dropped were provisions requesting 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 potential enforcement mechanism should the board elect to penalize members who were not in compliance. As the date of the Annual Meeting approached it was apparent that members had become confused about what was being proposed and what was NOT being proposed. In light of confusion and dissension the Board decided to remove the Bylaws proposal from the Annual Meeting agenda. Work on the Bylaws will continue to determine the most appropriate language to properly identify membership and its privileges.

**Eb's Barn Interior** ~ Martha Jannotta and her committee raised funds last year to refurbish the interior of Eb's Barn. While still a work 'in progress' the building now has a fresh new "old" interior which some say harkens back to the Castle lobby.

## **9. NEW BUSINESS**

**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 contribute to the project. No money from the Association operating budget or the capital fund will be used. The private funding covers purchase, planting, and irrigation installation.

**Rules & Regulations** ~ Rules and Regulations have been updated 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. Regarding adherence of the Rules & Regulations many of the complaints communicated to the Board or management relate to the lack of respect for our rules, facilities, and other members. The members were reminded that the rules have been established and confirmed by many boards over the years and are 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** — in order to avoid overburdening long serving retired Board members and instill fresh views into the planning process the LRPC will be reformed. The Board voted to reconfigure the LRPC to include the past three board presidents (preserving institutional knowledge) as well as three at large members with fresh energy and ideas. 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.

**Former Lamar property** — Suzanne Dixon updated the members on the recent building approvals to allow 8 single family homes to be built east of the creek and with no beach access.

## **10. COMMITTEE REPORTS**

Architectural— no report

Beach — no further report; Dick Shepard announced that he will step down as chair. His long tenure on the committee has been invaluable.

Barnswallow— no report

Beautification & Memorial Fund— the north courts observation area has a new structure and will be enhanced with plantings; plantings at the top of the stairs at the Castle Beach steps are in place and thriving; the committee has worked closely with the ad hoc tree committee and has contributed to the Phase I and Phase II plantings  
Buildings & Grounds — Randy Amburgey commended the Managers and staff on their fine job in maintaining the property.

Communications ~ The importance of maintaining a good connection to the Castle Park website was stressed by Mary Ireland. The website ([www.castlepark.org](http://www.castlepark.org)) is the

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 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”.

If members or their family members are having difficulty getting onto the website, please contact Mary Ireland ([mcjireland@comcast.net](mailto:mcjireland@comcast.net))

Facilities Rental — no report

Library— committee member Ruth Allison thanked the volunteers who have supported the library activities this year. The speaker series and book club readings have been well received.

Long Range Planning — no further report

Personnel — no report

Play Class— another tremendous year with 890 ‘kid days’!

Roads & Security - no report

Social —- Kelly Stroburg reported on another successful ‘Rock the Park’ and indicated that the 2020 summer party will supplant RtP next year. Look for it again in 2021!

Tennis —- another great year which introduced competition against a ‘team’ from the Ludington area who raved about our facilities. A big thanks to Karin Baird for her years of food service to complement the men’s doubles tourney —- a new ‘host or hostess’ is needed.

Eb’s Barn / Eb’s Usage — no further report

11. The President thanked the retiring Board members: Stephanie Griffin, and Gil Judson. The membership thanked Martha Laughna on her exemplary leadership as she too retires from the Board.

MOTION: it was moved, seconded and approved to accept the recommendation of the Nominating Committee and accordingly new Trustees, Martha Dahlman, Ted Parker and John Thier were elected to serve.

12. Adjournment — With no further business, the meeting was adjourned at approximately 6:25pm.

Respectfully Submitted,  
Martha Moyer