

CAUSEWAY ON GULL
BOARD OF DIRECTORS MEETING BEFORE THE ANNUAL MEETING
November 22, 2009

1. Association President, Tom Kraus called the meeting to order. Also present from the Board were Pat O'Hara, Terry Miller, Gloria Williamson, Jim Kirkpatrick, Glen Johnson, and Doug Johnson. Bob Edstrom was absent. Ad Hoc Committee members present were Laura Johnson, Daryl Luthens, Dennis Nordstrand, Chuck Standfuss, and Rob Hanson. Legal Counsel, Dick Hawke, and Neal Narveson, Billie Linstad, and LeAnne Rundhaug from Narveson Management were also present.
2. A motion was made and seconded to approve the minutes from the October 17, 2009 meeting. The motion carried.
3. Management Report:
 - A. Neal updated the Board on the progress of the lease agreement with Crystal Pierz. He has met with Myron both by e-mail and in person. Myron has some concerns with specific items in the lease language we proposed but he hopes to have everything finalized with-in the next 30 days.
 - B. A list was distributed with all of the hot tub violations and what has been completed. There was a brief discussion of the current relationship with the Department of Health.
 - C. There was discussion regarding the problems with the indoor hot tub in the indoor pool building. Following discussion, a motion was made and seconded to give Management the authority to proceed with the hot tub repairs at a cost not to exceed \$10,000. The motion carried.
5. Old Business:
 - A. Dick updated the Board on the progress of the current foreclosures. Letters should go out the next week. He is still looking into how the defective deeds are going to be addressed.
 - B. There was discussion regarding the Management Contract. Following discussion, a motion was made and seconded to accept the contract extension for 2011, 2012, and 2013 with the increase in management fees of 3% each year. The motion carried.
 - C. It was reported that four of the six weeks open for bid were sold.
 - D. There was discussion regarding installing wireless internet. It is an expense that the Board does not want to incur at this time and further discussion was tabled. Management was directed to keep looking into options for the resort.
6. New Business:
 - A. The Board reviewed the agenda for the Annual Meeting.
 - B. Neal reported that the van quit working and is not worth repairing. He was going to trade in the vans that he uses at Breezy Point and would sell one to Causeway for the trade in value. Following discussion, a motion was made and seconded to purchase the van from NMI for \$6,600. The motion carried.
7. A motion was made and seconded to adjourn. The motion carried and the meeting was adjourned.