

CAUSEWAY ON GULL
BOARD OF DIRECTORS MEETING
April 29, 2017

1. The meeting was called to order by Steve Wagner. Also present from the Board were Doug Johnson, Roy Jensen, Shirley Mitchell, Chuck Standfuss, Pat O'Hara, George Deliduka, Daryl Luthens, and Doug Weber. Ad Hoc Committee members present were Gloria Williamson and Dennis Steele. Rob Hanson was absent. Legal Counsel, Dick Hawke, and Narveson Management representatives Neal Narveson Mindy High, and LeAnne Rundhaug were also present.
2. A motion was made and seconded to approve the minutes of the Board Meeting, held January 7, 2017. The motion carried.
3. Management Report - Neal reported on the following:
 - A. Association finances will be tight again this year. There hasn't been much progress on Global Exchange (GE) obtaining the second batch of inventory.
 - B. He explained what Pure Choice Vacation Club is and how it might help the Association financially.
 - C. The interest rate on the bank loan was successfully changed from 8% to 5%.
 - D. NMI is working towards taking over management of Village at Izatys beginning January 1, 2018.
 - E. The new golf carts should be delivered next week. A few of the old carts will be kept for the maintenance and housekeeping departments, but the rest will be sold. There was some discussion about who may drive the golf carts and where they are allowed on the resort. It was also determined that Board members will continue to get the use of a golf cart comp'd during their stay.
 - F. Dick reported that CGVI has been busy and is still cash flowing. Approximately 112 annual and biannual intervals are ready for a title opinion but there are about 100 more that still need some work done to clear the title.
4. Committee Reports:
 - A. House and Grounds Committee – Roy reported that the hill by 3/4 is washing out and will need to have some work done to it (\$1,775). The brown maintenance truck is beyond repair and the housekeeping van needs work (\$805). The project to install an access to the indoor hot tub will need to be completed soon as most of the jets in the hot tub aren't working (\$2,850). Several windows on the units need to be replaced, the living room furniture in several units should be replaced, and most of the screens on the patio doors don't work. The roofs on a couple units have been tarped because of leaks. The roofs on 31/32, 23/24, and 41/42 need to be replaced as soon as funds allow. Denny volunteered to look into financing for roof replacement. Neal reported that Westbend cancelled the insurance policy, but he will see if there are any possible claims for roof replacement. Roy also reported that the outdoor hot tub has a bad leak. Following discussion, the board voted to set the priority of repairs and replacements to address the roofs needing replacement and repairing the washout ahead of the other needs until cash flow improves. They also voted to accept management's recommendation to change to all white towels in the units after discussion over the increasing difficulty of even finding replacements for the colored towels and the increased price for them when available. Roy complimented both the housekeeping and maintenance departments for their efforts in getting things done with a limited budget.
 - B. Communications Committee – Pat would like to see a brief article on each of the managers put on Facebook and the association website. He would also like to get the RCI descriptions changed.
 - C. Policy Committee – Doug commented on the packet that is given to owners/guests at check-in. There was discussion regarding fines for trailer parking, smoking, and pets. There was also discussion regarding service animals.

5. Meeting Business:

- A. Neal reported that Gull Five Association is operating as planned, and paying their portion of the common area expenses. Units 140, 145, and 150 are all still owned by Frandsen Bank and they are also paying their share of the maintenance fees.
- B. The Marina will be painted blue this spring (as previously approved by the Board).
- C. Chuck questioned if the tax assessments have been challenged. Neal explained that he has challenged the assessed value of the common lots and units in the past and the Association did receive a significant reduction in taxed value.

6. A motion was made and seconded to adjourn. The meeting adjourned.