

CAUSEWAY ON GULL
BOARD OF DIRECTORS MEETING
July 22, 2017

1. The meeting was called to order by Roy Jensen. Also present from the Board were Shirley Mitchell, Pat O'Hara, George Deliduka, Daryl Luthens (by proxy), and Doug Weber. Doug Johnson, Steve Wagner, and Chuck Standfuss were absent. Ad Hoc Committee members present were Gloria Williamson, Dennis Steele, and Rob Hanson. 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 April 29, 2017. The motion carried.
3. Management Report - Neal reported on the following:
 - A. The new golf carts were delivered and are in use. The golf carts are being leased over a five year period with a \$1 buy outs. Payments are only due May through October each year. Ten of the old carts were sold at combined total of \$24,000. The other four are being used by the housekeeping and maintenance departments.
 - B. The old lawn mower broke and a new one was purchased for \$6,000 at 0% financing.
 - C. Maintenance is still in need of a new vehicle.
 - D. A representative from RCI was here a few weeks ago to tour the property.
 - E. The new Points club has not been approved with RCI yet. The foreclosed inventory will be deposited into the RCI Points program for the club.
 - F. Rick from Global Enterprises (GE) contacted Neal and is interested in moving forward on acquiring the second batch of inventory. GE has been paying their quarterly maintenance fee payments on time.
 - G. Doyle (Neighborhood National Bank) had been reviewing the 2016 financials. He agreed that the Association had a positive cash flow and reduced the interest rate on the loan. He will be reviewing the financials again at the end of the year to see how the Association is doing.
 - H. Lightening struck the flag pole during a storm in June and took out the phone system, computers, and gas pumps. Cost to repair the phone system and computers was \$3,300. The Marina is responsible for costs to repair the gas pumps.
 - I. The Marina building was painted in the blue color that was approved by the Board. There were some mixed reactions as to whether it was a good choice. Neal hasn't been able to talk to anyone from the Marina about the dock situation as the business has been expanding and the owners have been very busy.
 - J. Unfortunately, insurance premiums increased for the next policy period.
4. Committee Reports:
 - A. House and Grounds Committee - Roy reported on the following:
 1. The outdoor pool was opened May 17th. The drain covers needed to be replaced to comply with Minnesota Department of Health (MDH) requirements. The outdoor hot tub was also opened and continues to have problems with leaks. Maintenance would like to have a company air test it next Spring so the necessary repairs can be made.

2. The water heaters are starting to go out and will need to be replaced. Because of the limited space, they are being replaced with electric models as they are less expensive. Management was asked to also check into on demand systems as they would require less space and may be safer.
3. The access was made for the indoor hot tub. Maintenance did a good job removing the dirt and supporting the wall.
4. Roy reported on several other issues that the maintenance department is, or will be, addressing. He also mentioned they are in need of a truck and the housekeeping department needs another van. Neal mentioned that later in the summer he would have both a 2013 housekeeping van and 2013 4X4 pickup available from NMI. The Board previously suggested that the funds from the golf cart sales could help fund these purchases, and/or possibly a different maintenance golf cart.
5. There was discussion on possibly replacing the roofs on three buildings (six units) this fall.
6. Denny mentioned the letter that was received from Lori Kreuzscher regarding maintenance issues. A brief discussion followed. Management was asked to trim down the bushes on the lakeside of the check-in building.

B. Communications Committee – Pat reported that the new website looks good. He mentioned that there had been 2500 views on the video that RCI created for Causeway. He would also still like to see a brief article on each of the managers put on Facebook and the association website.

C. Policy Committee – There was nothing new to report.

5. Meeting Business:

- A. There was a brief discussion regarding allowing owners to make monthly payments for the maintenance fees. Some owners do make monthly payments but there isn't formal policy to offer it.
- B. There was discussion regarding an owner's request to allow dogs on the resort. Following discussion, the Board affirmed the no pet policy.
- C. A question was raised on what happens with the comment cards that are turned in. They are reviewed and work orders are written as necessary. The front desk also keeps a spread sheet for any complaints about the furnishings, beds, carpet, etc. It was suggested that maybe Roy and/or the House and Grounds Committee review them in the future.
- D. Because of all the problems with the current phone system, management hopes to obtain a bid for a new system from CTC.
- E. Dick reported that he is still working on cleaning up title and ownership issues and explained some of the problems he has faced. Money is coming in on some of the Contracts For Deed. He also mentioned that he is expanding his office and has hired three more attorneys.
- F. Neal mentioned that there are no active foreclosures yet, but the Association will need to start that process soon to get inventory back to the Association so it can be sold.

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