

**CAUSEWAY ON GULL  
BOARD OF DIRECTORS MEETING  
APRIL 21, 2018**

1. The meeting was called to order by Association President, Steve Wagner. Also present from the Board were Roy Jensen, Pat O'Hara, Daryl Luthens, Doug Weber, Rob Hanson, Chuck Standfuss, George Deliduka, and Shirley Mitchell. Pat O'Hara was absent. Gloria Williamson, Doug Johnson, and Dennis Steele were present from the Ad Hoc Committee. Legal Counsel, Dick Hawke, and Narveson Management representative LeAnne Rundhaug were also present.
2. A motion was made and seconded to approve the minutes of the April 21, 2018 Board Meeting, as corrected. The motion carried.
3. Meeting Business:
  - A. Following discussion, the September meeting was moved from September 29<sup>th</sup> to September 22<sup>nd</sup> (at 9:00 AM).
  - B. Steve reported on the status of the insurance claim. The roofs have been replaced on 8 twin homes. The rest will be completed as occupancy allows. The staining will begin as the weather allows. There was a question raised about the color. Window replacement probably won't get completed until next fall. Although the insurance claim settled at \$1.6 million, the \$25,000 deductible will still need to be paid. Gull Five Association will pay their share of the deductible. Sandi (Maintenance Manager) was commended for her efforts with the replacement efforts from the storm and upkeep of the resort.
  - C. Roy reported on the maintenance items that have been completed and mentioned that the hot tub leak is scheduled to be repaired later this spring. The living room patio doors on units 8, 49, and 50 need to be replaced. There are many others that also need replacing because the screens will not stay on the track. The fireplace in unit 44 should be replaced (a small electric fireplace was placed inside the insert as a temporary fix). Bids to replace the fireplace came in at \$4,458, \$2,513, and \$1,945. Some class 5 and grading will be needed on the hill for trailer parking (\$4,500 - \$5,000). There have been a lot of complaints about the mattresses at in units 53 – 58. Some interior painting is also needed in those units (\$2,600-\$3,900). The deck furniture is starting to break beyond repair and the question was raised if maintenance should continue to replace with log furniture, or move to metal or better quality resin furniture. A new maintenance van will be needed soon. The carpet in units 10, 21 (there is a hole in the carpet), and 30 should be replaced as soon as funds allow. A representative from Minnesota Power came out to look at the units, as there are some good rebates on purchasing LED lights. He also looked at the pool building and recommended changing the pool lights to LED. The energy savings would pay for the change within a few years.
  - D. Doug mentioned that the golf cart rules need to be reviewed by the Board at some point.
  - E. There was a brief discussion regarding service dogs. It was suggested that a notice be given to the owners/guests that a service dog is going to be on the grounds. It was also suggested that information regarding service animals be included in one of the mailings.

- F. A motion was made to purchase a van for the maintenance department. The motion failed due to lack of a second. There was discussion regarding purchasing a van, a floating dock, and carpet replacement. Following discussion, a motion was made and seconded to replace the carpet in unit 21 at a cost of approximately \$5,500. The motion carried. A motion was made and seconded to get an update of the current bid for a 4 foot floating dock, with a 5 foot floating dock with an attached ramp to be emailed to Steve, Doug, and Roy for possible discussion and voting purposes later. The motion carried.
  - G. LeAnne mentioned that Zorbas would like to light fireworks off on the hill again this year. Proper insurance information will be provided. A motion was made and seconded to allow the fireworks. The motion carried.
  - H. There was discussion regarding offering bonus weeks between all the properties managed by NMI, for \$395 per week. A motion was made and seconded to participate in the program for \$395 per week. The motion carried. The program will commence this Fall.
  - I. Dick reported that Rick from Global Exchange was moving forward on updating the title commitment, but there is a discrepancy in the number of weeks with a clear title. Neal will try speaking with him when he is at the ARDA convention to see if there is any hope to complete a second batch with Global.
  - J. There was discussion regarding the traffic on Lost Lake Road. The speed limit is currently 20 MPH but there have been some problems with cars not paying attention to guests trying to cross the street. Management was directed to contact the city to see if a pedestrian crosswalk to be put in either by the pool building or by the road going up to the 6-plex and Gull Five units.
  - K. An issue was raised regarding the number of parking spaces the Marina uses and the number of trailers that are parked on the hill and around the resort. Following discussion, a motion was made and seconded to have Neal discuss the general terms of the lease with the Marina and come up with a resolution. The motion carried.
  - L. There was discussion regarding other ways to generate revenue for the Association.
4. A motion was made and seconded to adjourn. The meeting adjourned.