

**CAUSEWAY ON GULL
BOARD OF DIRECTORS MEETING
JANUARY 6, 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, and Chuck Standfuss. George Deliduka and Shirley Mitchell were absent. Gloria Williamson was present from the Ad Hoc Committee. Doug Johnson and Dennis Steele were absent. Legal Counsel, Dick Hawke, and Narveson Management representatives Neal Narveson and LeAnne Rundhaug were also present.
2. A motion was made and seconded to approve the minutes of the Annual Meeting for distribution, and the Meeting Before the Annual Meeting, both held November 11, 2017. The motion carried.
3. Management Report – Neal reported on the following:
 - A. The Association received approximately \$600,000 in checks for the insurance claims and they have been deposited into the Frandsen Bank account. Neal felt it would be easier to track expenses from that account rather than from the general checking account. The Association will have to pay a \$25,000 deductible. Schmidt Roofing will be the General Contractor for the project. One roof was not initially covered by the claim, but he was able to get it added to the claim and they will get 4 duplex roofs replaced ASAP. Asphalt shingles will be used on the roofs regardless of what they had on them before. There continues to be problems on the steel roofs, so they have not proven to be the answer. There are a significant number of windows that need replacing. Furniture and carpet have been ordered for units 7 and 32. With the extent of the repairs that are needed, it may be next Fall before everything gets done.
 - B. Payments made by credit card are down from last year as well as maintenance fees over all. This may, or may not, be because of the new convenience fee.
 - C. NMI announced that they did take over management at Village at Izatys on January 1st.
4. Meeting Business:
 - A. Steve mentioned that he has been approached about going to a darker color stain on the units. He asked the Board to think about it for future discussion. Management did point out changing out will be difficult as we have already stained one duplex, plus insurance repairs will force some partial staining to match the existing color.
 - B. There was discussion regarding the current RCI programs being offered to help generate revenue for the association.
 - C. Neal mentioned the possibility of offering a bonus program that would allow owners to exchange within all the NMI managed properties at \$395 per week.
 - D. Dick asked where CGVI should be focusing its efforts regarding title work. Should he continue working on the Association inventory, or owners? He has issued several deeds to owners already.

- E. It was suggested that information regarding the website and a current copy of the newsletter get put in the unit books.
 - F. There was discussion regarding making a spreadsheet for tracking the replacement dates for the larger items in the units – roofs, carpet, living room furniture, appliances etc.
 - G. It was reported that the work that was need to the air exchanger in the pool building was completed, but more work is needed to make the system work properly. The leak in the outdoor hot tub will need to be repaired this Spring. The indoor pool will be repainted in the summer after the outdoor pool is opened. Both the treadmill and bike are broke and need to be replaced. A motion was made and seconded to replace them. The motion carried. Send bids to Steve for approval.
 - H. A request was made to switch the game room with the fitness room. The request was approved.
 - I. Following discussion, a motion was made and seconded to make the outdoor pool area a “no smoking” area. The motion carried.
 - J. Management was directed to obtain the costs to have Wi-Fi installed at the indoor and outdoor pool areas.
 - K. A motion was made and seconded to continue with the current officers – Steve as President, Roy as Vice President, Pat as Secretary, and Doug as Treasurer. The motion carried.
 - L. A motion was made and seconded to approve Dick’s retainer agreement with a deferred payment option. The motion carried.
 - M. The next year’s meetings were scheduled as follows:
 - Saturday, April 21, 2018. The Board will meet at Causeway at 10:00 AM.
 - Saturday, July 28, 2018. The Board will meet at Causeway at 10:00 AM
 - Saturday, September 29, 2018. The Board will meet at Dick’s office at 9:00 AM.
 - Sunday, November 11, 2018. The Board will meet at 10:00 for a Meeting Before the Annual Meeting and the Annual Meeting will be held at a location TBD in in the cities at 1:00 AM
 - January 5, 2019. The Board will meet at Dick’s office at 9:00 AM
5. A motion was made and seconded to adjourn. The meeting adjourned.