

CAUSEWAY ON GULL ASSOCIATION, INC.
2020 ANNUAL OWNERS MEETING
November 15, 2020
The Ramada Hotel and Conference Center, Plymouth MN

1. The meeting was called to order by Association President Steve Wagner. Also present from the Board were Doug Weber, Roy Jensen, Dennis Steels, Pat O'Hara, Shirley Mitchell, Chuck Standfuss, and George Deliduka. Rob Hanson was absent. Ad Hoc Committee members John Zimmer, Daryl Luthens, Doug Johnson, and Jim Leukam were present. A sign-in sheet served as roll for the audience. With those in attendance at the meeting, along with the proxies that were received established a quorum for the meeting.
2. A motion was made and seconded to approve the minutes of the November 17, 2019. Annual Meeting. The motion carried.
3. The President's report was presented by Steve Wagner.
 - A. Steve thanked everyone for attending the meeting and introduced the other members of the Board. He mentioned the Shirley Mitchell's term had expired and she would not be seeking re-election. She was thanked for her many years of service to the Association. He also expressed his gratitude in being allowed to serve as President and help keep Causeway going.
 - B. The insurance claim for the storage building next to the maintenance building is closed. The building has been rebuilt using the insurance proceeds to basically match the look of the adjacent maintenance building.
 - C. Construction of the new 6-plex on the hill has begun. These will be whole owned units when completed.
 - D. Steve explained the Causeway is considered a Legacy resort, meaning it is an older resort with increased costs to operate. The Board is continually looking into ways of generating new revenue, offset costs, and increase the efficiency of how the resort operates. He feels it is a wonderful place to come.
 - E. Steve encouraged owners to make use of the Bonus Week program as it is well worth the cost. He also encouraged owners to do their best to pay their maintenance fees on time.
 - F. It is still a challenge to run Causeway with limited funds. Both the Board and Management are trying to complete the projects they can in house to save money.
4. The Treasurer's report was presented by Association Treasurer, Doug Weber.
 - A. The Finance Committee met and after much discussion agreed to propose increasing the maintenance fees \$30 to \$795. As Doug explained, Causeway is a Legacy resort and there are many things that are needing to be replaced such as stoves, microwaves, refrigerators, etc. and there was a need to increase fees to help pay for planned replacements as well as these unforeseen replacements.
 - B. There has been a long ongoing problem with the plumbing underneath the concrete deck for the outdoor hot tub, which has now been fixed.
 - C. The lease has been renegotiated with Gull Lake Marina so additional revenue is being received from them. However, insurance and other expenses continue to increase.
 - D. In response to a question, Neal expanded on the new 6-plex that is being built on the hill. Gull Five Association consists of 11 units and is a sub association of Causeway on Gull. They proportionately help pay for the costs of the common areas. A brief discussion followed.

- E. Neal also explained some of the other programs that are being used to generate revenue for the Association.
 - F. There are still some owner who have deed problems. Neal explained the CGVI Holdings is a company that was formed to help with this, and that work still continues.
5. Election of Directors – Three Director positions were up for election in 2020. Incumbents Rob Hanson and Pat O’Hara were nominated, as well as Daryl Luthens from the Ad Hoc Committee. A motion was made and seconded from the audience to close nominations and cast a unanimous ballot for Rob, Pat, and Daryl. The motion carried. Sue Brennen also volunteered for the Ad Hoc Committee
6. A motion was made and seconded to adjourn. The meeting adjourned.