

**CAUSEWAY ON GULL
BOARD OF DIRECTORS MEETING
November 17, 2019**

1. The meeting was called to order by Association President, Steve Wagner. Also present from the Board were Roy Jensen, Chuck Standfuss, Shirley Mitchell, Daryl Luthens, Doug Weber, Pat O'Hara, and Rob Hanson. George Deliduka was absent. Dennis Steele and Doug Johnson were present from the Ad Hoc Committee. Narveson Management representatives Neal Narveson and LeAnne Rundhaug were also present.
2. A motion was made and seconded to approve the minutes of the Board Meeting held October 2, 2019. The motion carried.
3. Management Report – Neal reported on the following:
 - A. House and Grounds Committee: Roy reported that new carpet will be installed on the lower level and steps in units 10, 21, and 22. He also obtained furniture bids for sofas, chairs, and ottomans for units 21 and 22. There was discussion regarding eliminating ottomans moving forward, but no action was taken. Following discussion, a motion was made and seconded to purchase 2 sofas, 2 chairs, and 2 ottomans for units 21 and 22, for approximately \$4,000. The motion carried.
 - B. Finance Committee: Steve mentioned that maintenance fees have remained the same for three years in a row, at \$765 per owner. There was the discussion regarding possibly levying a special assessment to get some of the projects completed. Neal mentioned that he might try to have the unit valuations looked into in an effort to reduce real estate taxes. Neal reported that he still has not received anything from Luke (Gull Lake Marine) regarding any resolution to the lease violations. Following discussion, a motion was made and seconded that the Board must do their fiduciary responsibility and take immediate steps to aggressively manage the lease with some type of proposal for resolution of the Marina, including getting a new tenant if necessary; therefore, if Luke does not respond by December 13, 2019, he should be sent a notice of default. The motion carried. Neal was directed to email Luke regarding the matter.
 - C. Policy Committee: The Board thanked Pat for putting together another Gull Chatter Newsletter.
 - D. Communications Committee: There was discussion regarding the Fall Newsletter.
4. Meeting Business:
 - A. Neal mentioned that HelloVacay has sold 8 Association intervals.
 - B. Following discussion, a motion was made and seconded to support Denny, Roy, and Chuck for election during the Annual Meeting.
 - C. There was discussion regarding resales, rentals, and the cable contract.
 - D. Jim Leukam mailed in a request to volunteer on the Ad Hoc Committee. After being interviewed, the Board agreed that Daryl, Doug J., and Jim would be the members on the Ad Hoc Committee.
5. A motion was made and seconded to adjourn. The meeting adjourned.