

**CAUSEWAY ON GULL
BOARD OF DIRECTORS MEETING
October 5, 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 (by proxy), Doug Weber, and Rob Hanson. George Deliduka and Pat O'Hara were absent. Dennis Steele and Doug Johnson were present from the Ad Hoc Committee. Narveson Management representatives Neal Narveson and LeAnne Rundhaug were also present, along with Jethro Carpenter (Gull Five Association) and Chad Boesen (Gull Lake Marina).
2. A motion was made and seconded to approve the minutes of the Board Meeting held May 18, 2019. The motion carried.
3. Management Report: Neal introduced Jethro Carpenter, who recently purchased the unfinished building foundation next to the five plex. Jethro explained how he plans to develop the property and how he would like to expand the docks and give assigned dock slips to the new units. Gull Lake Marina has also been inquiring about adding more docks, so Neal encouraged the two of them to get together and come up with a plan to present to the Board. Jethro and Chad then left the meeting. There was a lengthy discussion regarding the Marina lease and how the Board feels that they are currently in violation of the lease agreement. The Board wants some resolution of this matter soon, so if management is unable to hear how that might happen over the next few months, the Board wants their attorney to take some formal notification action.
4. Committee Reports:
 - A. Finance Committee: Neal reported that Rick Sargent from Global Exchange (GE), was in town and toured both Causeway and North Beach Resort (GE currently have a lease agreement with North Beach). GE owns several intervals at Causeway and would like the maintenance fees to stay the same for 2020. The Board reviewed the Proposed 2020 budget. There was discussion regarding how to increase revenue using the unproductive weeks and expenses. Neal mentioned that management fees have remained the same for five years in a row. Following discussion, a motion was made and seconded to approve the budget at \$765 per owner. The motion carried.
 - B. House and Grounds Committee: Neal mentioned that units 5, 6, 7, and 8 were stained this past week. Roy reported on the projects maintenance had been completed. He also presented a bid for carpet replacement at \$5,200 for the entire unit, and \$3,500 for the lower level and stairs. Following discussion, a motion was made and seconded to replace the carpet in the lower level of three units. The motion carried 5:1. Management was directed to purchase a 20' ladder for the maintenance department.
 - C. Policy Committee: The Board was asked to look through all of the Policy Manual, and make recommendations for any changes at the next Board meeting.
 - D. Communications Committee: There was discussion regarding the Fall Newsletter.
5. Meeting Business: There was a brief discussion regarding maintenance issues.
6. A motion was made and seconded to adjourn. The meeting adjourned.