

**CAUSEWAY ON GULL  
BOARD OF DIRECTORS MEETING  
OCTOBER 2, 2021**

1. The meeting was called to order by Association President, Steve Wagner. Also present from the Board were Roy Jensen, Daryl Luthens, Chuck Standfuss, Denny Steele, and Rob Hanson. Pat O'Hara, Doug Weber, and George Deliduka were absent. Jim Leukam was present from the Ad Hoc Committee. John Zimmer, Doug Johnson, and Sue Brennan were absent. Neal Narveson and LeAnne Rundhaug were present from Narveson Management Inc.
2. A motion was made and seconded to approve the minutes of the meeting held May 22, 2021. The motion carried.
3. Meeting Business:
  - A. Roy reported on the email from an owner of unit 30 and the list of complaints about their unit. There was discussion regarding items the Board felt owners complained most about – exterior staining, carpet, furniture, beds, and Wi-Fi. It was suggested that a survey be sent with the notice of Annual Meeting asking owner for their opinion on what they would like to see replaced first.
  - B. There was discussion regarding levying a special assessment to get some projects completed, or doing other things, like shutting down the indoor pool in the summer, to save money.
  - C. Neal reviewed the status of the cash accounts and the number of paying owners. He also mentioned the Global Exchange might be interested in another batch of weeks.
  - D. Neal obtained a bid of \$238,000 to complete phase 2 of the dock project. The Association still has a 100,000 line of credit at Neighborhood National for this project.
  - E. The Annual Meeting will be held at Grandview Lodge this year at 1:00 PM. There will be a Meeting Before the Annual Meeting at Causeway at 10:00 AM.
  - F. The Board reviewed the Proposed 2022 Budget. Neal mentioned that the first and second half property taxes were paid on time and that cash flow was a little better this past year. The Finance Committee did meet prior to this meeting and recommend the budget be set at \$795 per owner. Following discussion, a motion was made and seconded to approve the 2022 Budget at \$795 per owner.
  - G. Management was directed to send a survey with the notice of Annual Meeting regarding a special assessment, which includes having owners rank the priority of possible improvements.
4. Management Report: Neal reported on the following:
  - A. A representative from RCI was on site last week touring the properties managed by NMI.
  - B. Jethro from Gull Five Association is thinking about purchasing the property adjacent to Causeway. He may like to make an access road near the 6-plex. Neal advised him to make a proposal to the Board.
  - C. There was some discussion regarding Points programs – how they work and how they could generate revenue for the Association.
  - D. Management will get the survey out and then the Board can react to that input, plus input from the owners that attend the upcoming Annual Meeting.
5. A motion was made and seconded to adjourn. The meeting adjourned.