

**CAUSEWAY ON GULL
BOARD OF DIRECTORS MEETING BEFORE THE ANNUAL MEETING
NOVEMBER 14, 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, Doug Weber, George Deliduka, and Rob Hanson. Pat O'Hara was absent. Jim Leukam, Doug Johnson, and John Zimmer were present from the Ad Hoc Committee. Sue Brennan was 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 October 2, 2021. The motion carried.
3. Management Report – Neal reported on the following:
 - A. The current bid of \$238,000 is the only bid for phase 2 of the dock project. There is still a \$100,000 line of credit with Neighborhood National Bank available. The contact person that Neal has worked with retired due to health reasons, but the new contact person seems like he will also be good to work with.
 - B. Jethro Carpenter from Gull Five Association is still considering purchasing the property adjacent to Causeway's and may be approaching the Board for a road easement.
 - C. Several owners have contacted the Board regarding deeding their week to the Association. The Board discussed the fact that it is not their responsibility to take owner's weeks back as it puts a financial burden on the rest of the owners. The Board has a fiduciary duty to the existing owner base.
 - D. An owner called and reported that he was contacted by some entity saying there was going to be big changes at Causeway and invited him to a meeting. This could just be another get out of your timeshare scam, or an owner group that is unhappy about how Causeway is being ran.
 - E. Units were scheduled to be stained in the fall, but the weather got too cold. They are on the schedule to be done this coming spring.
 - F. There was a brief discussion regarding closing the indoor pool during the summer, in an effort to save money. That idea could be discussed at the meeting.
 - G. The results of the surveys that were reviewed. Chuck mentioned that a new infrastructure package is being proposed in congress that includes getting internet to rural areas. If it passes, it may help reduce some of the costs of getting Wi-Fi to Causeway. There was also discussion regarding the phone system and if the phones in the units could be eliminated. A concern was raised about what owners would do in the case of an emergency, which also could be discussed at the Annual Meeting.
 - H. 40% of Your Boat Club was purchased by someone. This should have no effect on the current lease agreement with Luke, but management wanted the Board to be aware.
 - I. CGVI has deeded another batch of weeks to the Association, and we are waiting for the registration to be completed. Neal explained the CGVI has helped to clear up a lot of the deed problems left by Causeway Development.
 - J. There was a brief discussion regarding maintenance fees and the decision not to increase them in 2022, but this is why a special assessment survey was done.
4. Meeting Business:
 - A. A concern was raised about pets being allowed in the Gull Five units. They are only allowed at the Gull Five units and not on the resort property.
 - B. It was clarified that boat lifts for the Gull Five slips may only be installed with Board approval, and would likely require that the owner's assigned slip would need to be moved to phase 2 of the Marina.
 - C. There was additional discussion regarding the survey and a possible special assessment.
 - D. The following Board meetings were scheduled:
 - Saturday, April 30, 2022 at 10:00 AM at Causeway
 - Saturday, October 1, 2022 at 10:00 AM at Causeway
 - Sunday, November 13, 2022 at a location TBD in the cities. A meeting before the Annual Meeting will be at 10:00 AM, and the Annual Meeting will begin at 1:00 PM.
5. A motion was made and seconded to adjourn. The meeting adjourned.