

CAUSEWAY ON GULL
BOARD OF DIRECTORS MEETING
January 9, 2022

1. The meeting was called to order by Association President Chuck Standfuss. Present from the Board were Denny Steele, Doug Weber, Jim Leukam, Pat O'Hara, Roy Jensen, and Rob Hanson. Daryl Luthens and George Deliduka were absent. Doug Johnson Kitty Haselkamp, Steve Wagner, 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. Approval of Minutes: A motion was made and seconded to approve the minutes of the Meeting Before the Annual Meeting, Annual Meeting, and Meeting Following the Annual Meeting, as corrected. The motion carried.
3. Committee Reports:
 - A. Finance Committee: There was nothing to report. The Board will discuss possible special assessment process later in the meeting.
 - B. House and Grounds Committee: Jim reported on the following:
 - He is creating a spreadsheet for when things have been replaced in the units, his goal is to help improve the resort. Doug W. volunteered to help with the spreadsheet.
 - Following discussion, the House and Grounds Committee was directed to develop a more detailed comment card that could be given to guests at check-in. Jim also noted that maintenance needs another Truck.
 - It was mentioned that the Maintenance Manager, Sandi, will be retiring in the Spring.
 - The trail on the area going up to the 6-plex looks like it is being used and should be blocked.
 - The committee was asked to look at the fire pit area to see if it can be made more usable.
 - C. Policy Committee: Doug reported on the following:
 - There has been talk about subleasing and rentals at the new Gull Five units. Management was directed to see if there are any special licenses required and if so, make sure those owners know that they need them.
 - Does Causeway have a multi hazard mitigation process (a plan to identify risks and ways to minimize damage), specifically for wildfires, severe summer storms, and phones? Guests are directed to go to Zorbaz when storms are severe. Management was advised to see if there is a service available that will call the office phone if severe weather is approaching.
 - The policy regarding tree replacement was discussed.
 - Concerns about the water and shoreline were discussed.
 - There was discussion regarding parking.
 - D. Communications Committee: Pat informed the Board that the person who put the Causeway newsletters together, passed away. He would like to get the newsletters to owners more directly, preferably by email. Management was asked if they could look into finding a way to send a mass email to the owners who have email addresses.
4. Reports from Management: Neal reported on the following:
 - A. He hasn't received the check from Global Exchange yet. He believes it is on its way, but will keep the Board informed if there is a problem. There was a brief discussion regarding possibly filing a lien if they ever do not pay.

- B. There might be some more options other than RCI to help generate revenue for the Association, as well as a company, like Global, who may be interested in taking some of the Association inventory. He will know more after the ARDA convention that he will be attending in May.
 - C. The cost of natural gas has increased significantly (almost 100%). The lease on the golf carts has been paid in full, so there will be more money for operating expenses in 2022.
 - D. The plan for phases 2 of the dock replacement was reviewed. The Marina will have 16 slips, and the Association will have 21. Phase 3 will be the floating dock, if necessary. The Association is permitted for 95 slips. The floating docks currently provide for 12 slips. The cost of phase 2 is \$264,000, but Neal has asked Jethro to look at costs again. The Association currently has \$100,00 line of credit with the bank, but he will talk to them to see if it can get increased to \$150,000. Phase 2 is scheduled to begin in the spring.
 - E. He hadn't heard anything more from Jethro about purchasing the property adjacent to Causeway. Another person is also looking into purchasing it too, so it will likely be developed soon.
5. Meeting Business:
- A. Regarding ice dams on the roofs, Neal purchased a roof steamer to remove them.
 - B. Regarding the surveys that were received, if an assessment is to be done, it should be levied mid-year and it can not be over 20% of the current operating budget. A subcommittee was formed, and included Doug W. Denny, Chuck, and Jim to research replacement items and recommend to the Board how replacements should take place.
 - C. There was discussion regarding the units that are going to be stained in the spring, and possibly moving to a darker color in the future. It isn't going to work on the units already partially stained.
 - D. Management was directed to post a copy of the rental contract on the website.