

CAUSEWAY ON GULL
BOARD OF DIRECTORS MEETING
April 30, 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, Daryl Luthens, and Rob Hanson. George Deliduka was absent. Doug Johnson, Kitty Haselkamp, Steve Wagner were present from the Ad Hoc Committee. John Zimmer and Sue Brennan were absent. Jim Orser 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 Board Meeting held January 9, 2022.
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:
 - Jim Orser was introduced as the new Maintenance Manager for Causeway.
 - He updated the Board on the status of the spreadsheet for when things have been replaced in the units, his goal is to help improve the resort.
 - Roy mentioned that there is a Quality Control Manager at Breezy and maybe they could help with Causeway.
 - There was discussion regarding making a more detailed comment card. Discussion was deferred to a future meeting.
 - There was a lengthy discussion regarding electric cars and the potential need for charging stations or allowing owners to plug them in at the units. Discussion included where charging stations could be placed and costs to install and maintain, charging a fee for being allowed to charge at the units, fining owners for plugging into the units, and surveying the membership. A motion was made and seconded not to allow electric cars to be charged from the units. The motion carried 7:1. The subject will need to be researched further before any definite decision is made.
 - C. Policy Committee: There was nothing new to report.
 - D. Communications Committee:
 - There was discussion regarding the next newsletter. John mentioned that his wife could help with it.
 - LeAnne reported that she put a new tab on the website called "Messages from the Board", where notices from the Board can be posted.
4. Reports from Management: LeAnne reported on the following:
 - A. Neal met with the City officials regarding the tax valuations and was successful in getting them reduced, however it is too late to change this year's taxes, but there should be a noticeable decrease next year.
 - B. Neal is working with another entity might be interested in obtaining the Association inventory.
 - C. Cash flow is getting harder with delinquency increasing. There was a brief discussion regarding increasing the fee for a bonus week and possibly renting through sites like VRBO. It was noted that special licensing may be needed for those type of rentals.

5. Meeting Business:

- A. Doug reported that the subcommittee met regarding the special assessment. It was determined that the association website will be the official communication. A special announcement to owners regarding the assessment, and owners can be directed there first if they have questions.
- B. Doug mentioned that carpet will be the first item to address, but there will not be enough money with this first assessment to replace all of the carpet. Discussion followed regarding other items that also need replacement.
- C. It was reported that Charter Cable upgraded all of the boxes in the units, but there have been a significant amount of problems with them.
- D. It was reported that Lakeshore is looking into adopting a new golf cart ordinance. Steve will look into it further.
- E. There was a brief discussion regarding maintenance issues. Jim would like to see more trees planted. Exterior staining should start later this Spring on the units previously approved by the Board.

6. With there being no further business to discuss, a motion was made and seconded to adjourn. The meeting adjourned.