

**CAUSEWAY ON GULL**  
**BOARD OF DIRECTORS MEETING**  
**October 1, 2022**

1. The meeting was called to order by Association President Chuck Standfuss (via phone). Also present from the Board were Denny Steele, Doug Weber, Jim Leukam, Roy Jensen, Daryl Luthens, Rob Hanson, and George Deliduka. Pat O'Hara was absent. Doug Johnson, Kitty Haselkamp, Steve Wagner, John Zimmer, and Sue Brennan were present from the Ad Hoc Committee. 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 Board Meeting held April 30, 2022.
3. Committee Reports:
  - A. Policy Committee: Steve reported that he hasn't been able to find out anything regarding the city's golf cart ordinance. There was discussion regarding the trail system and destruction from 4 wheelers on the resort grounds.
  - B. House and Grounds Committee:
    - Jim reported on maintenance issues.
    - Neal mentioned that all departments have been running short staffed. The employees have had to work overtime so there hasn't been any payroll saving. He does bring some J1 (foreign students) in to help at Breezy during the summer months as it trying to figure out how to have those types of students help at Causeway as well. Housing is the biggest issue.
    - The Board looked at the carpet sample that will be installed in the units. It was noted that not all of the units will be able to get carpeted with the money received from the first assessment.
  - C. Finance Committee:
    - The Board reviewed the 2023 Proposed Budget.
    - Doug explained that utility costs have increased 80% - 100% so those line items needed to be increased.
    - Neal mentioned that he met with the county regarding the tax valuations and he felt that they were able to understand that the timeshare units cannot be valued the same as a home or cabin. Although there won't be any change in the taxes paid in 2022, there should be a savings in 2023.
    - There was discussion regarding the special assessment that was levied in August. 60% - 65% has been paid.
    - A comment was made regarding hiring someone to manage the association inventory to try in increase revenue for those units. No action was taken. Following discussion a motion was made and seconded to approve the 2023 budget at \$835 per owner. The motion carried 7:1.
  - D. Communications Committee: There was nothing new to report.
4. Reports from Management:
  - A. Neal reported on the complaint that was filed with the Minnesota Department of Health (MDH), which led to closing the hot tubs. The complaint was initially for mold and some other more minor issues. The MDH found it to be mildew, not mold, and the small cracks that were

reported were ok, but while checking the hot tubs they found that the drain covers, hot tub covers, pumps, plumbing, etc., were not in compliance in many areas. Later, the hot tub covers were found to be compliant, as well as some other plumbing issues. Neal explained past issues with the MDH. There was a brief discussion regarding replacing the hot tubs with jacuzzi tubs in the future.

- B. Neal mentioned that there may be some new sources for revenue in the future. He has been communicating with two individual companies. He explained how these companies operate and how they would benefit the Association financially. He hopes to have more information by the Annual Meeting. A lengthy discussion followed.
5. Meeting Business:
- A. There was discussion regarding offering a buy out program to owners who no longer wish to own their timeshare, but it would only be possible if a much better sales program existed.
  - B. There was discussion regarding the number of intervals that need to go through the legal foreclosure process, or owned by scam companies or people, and delinquent accounts.
6. With there being no further business to discuss, a motion was made and seconded to adjourn. The meeting adjourned.