

CAUSEWAY ON GULL CHATTER



The Board met on Saturday May 6, 2023 at the resort and discussed the following

Maintenance

The current Maintenance Manager, Jim, is retiring. The Assistant Manager, Ken, will likely take over this position. Ken has been working on the hot tubs and maintenance issues with Jim. Finding qualified help in all positions is very difficult for many area resorts and businesses, especially during summer months.

Roofs

Jim Leukam reported that there were major roof issues this winter season with the record breaking 89.3" of snow that the Brainerd area received. This snowfall caused huge ice dams of over twenty feet. Narveson Management was here steaming roofs many times during this past winter. Neal noted there is a design flaw with our roofs that causes these ice dam build ups due to the pitch on our roofs. This problem will not go away and must be managed right away when in season.

Hot Tubs

There is no change in the hot tub issues. As units that get repaired and inspected, more issues have come up, such as how to have drains accessible under the tubs, modifications where pump equipment needs to be located outside of units, and hot tub rooms needing to be a locked down if we only allow unit owners to use them. One thing has led to another as new laws come into play. We need straight written and legal answers to the questions we are asking, because we are receiving conflicting answers depending on who you ask. The committee is diligently seeking answers to all of its many questions and there is not a simple answer at this time.



A committee has been appointed to study all options with exact detail on State laws and what will pass inspection. This will be presented at the October meeting. Board members will be studying over the next four months costs on repairing tubs, replacing with a drain and fill whirlpool type tub or removal completely. There are issues coming into play based on City, County, and State ordinances. Decisions will have to be made at our Annual meeting to put a vote forward to owners after a detailed study.

With all that is going on with the hot tubs it has taken focus off regular maintenance issues that need to be addressed. It was asked if maintenance should continue with hot tub repairs going forward, Steve our President indicated to work with what they have and order no more spa parts. There are other projects that have been put on the back burner that need to be completed like sliding glass doors, painting, and everyday repairs. We can't keep throwing money into spas when the State can't give us straight answers regarding compliance.

Carpet

There are a total of 22 units that are completed. Going forward through the Summer months, carpet will be completed on an availability basis. There were some issues when the office had called owners asking to switch units for their week so they could complete the carpet work. When there is no response from owners, or owners refusing to move, it makes it difficult to complete the project. It takes a week to complete two units. Both units in a duplex need to be empty because of the amount of noise during installation. If you could please be as accommodating as possible it will help to get the work completed.

There was only enough carpet to complete 22 units. Additional carpet will need to be ordered to complete the job. If an owner sees any issue with the carpet that's installed, please advise the front desk as we are holding final payment until complete. Most likely it will be Fall before the majority of work can be completed.

Financials

Neal pointed out that our electric bill, for the units, has gone from \$46,354.39 in 2022 first quarter to \$21,314.05 for this year same period. This decrease is due to the hot tubs not being in use.

It was voted to increase golf cart rentals from \$32 a day to \$40 a day, and from \$200 per week to \$250 per week.

\$250,000 has been collected of the \$315,000 expected for the special assessment from last year. Because of insurance liability, licensing issues regarding coverage, and other license issues, a Committee was assigned to research short term rentals and come up with a policy. This will be presented at the October annual meeting.

MAY 2023

Miscellaneous

Country Road 77 will be closed beginning May 15th due to construction on the roundabout going in at Grandview Lodge. Detour signs will be posted on Highway 371. Included in this newsletter is the detour route. Here is link to a visual video <https://www.youtube.com/watch?v=TSIJKf1ezwk>

Work has begun on the tree removal for the bike trail to Nisswa and our Causeway On Gull sign has come down to make way for the trail. The sign will be back when construction is complete with a new lighted sign along with signage throughout the resort.

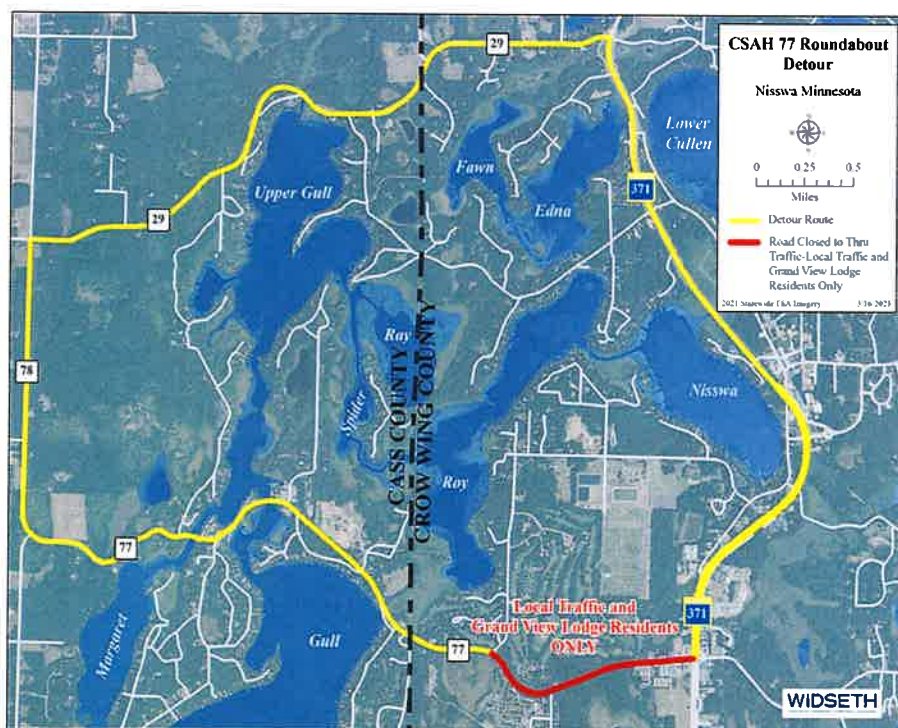
We are working on a new Facebook Page for our resort and will let you know when it is up and running. Right now, the "official page" is <https://www.facebook.com/groups/854569815012020>

People have asked about Pet Boarding in the area. Causeway does not indorse any of these and expect guests to do their due diligence. Below are links to pet boarding services in the area.

Lake Shore Boarding https://www.lakeshoreboardingllc.com/boarding_daycare Stay and Play Pet Resort <https://www.stayandplaymn.com/> Pampered Pets <https://pamperedpetsmn.com/contact/> Pet Empire <https://www.petempiremn.com/>

Causeway does not allow for charging electric cars on the property anywhere. Please follow the link where you can <https://evstationslocal.com/states/minnesota/nisswa/>

Detour Information



Causeway on Gull Association, 8087 Lost Lake Rd, Nisswa, MN 56468
963-3675 - 877-963-4855 – Fax 218-963-3676 Web Page <https://causewayongull.org/>

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