

## Causeway On Gull Owners Association Notice of Special Assessment

Last year the Board of Directors voted to levy a special assessment to help cover the cost of unit upgrades, beginning with replacing carpet in the units which was ranked #1 in a survey of owners in 2021 (survey results are posted on our website at [causewayongull.org](http://causewayongull.org)). As anticipated, the Board has determined a second special assessment is required to complete the carpet project which was started last fall. All funds raised from these special assessments have and will be used for projects as identified by a majority of owners responding to our surveys.

The amount of this assessment will be \$146 per full interval of ownership, the same amount as last year's assessment. According to the association bylaws, the board can levy an assessment of up to 20% of the current annual operating budget. Biennial interval owners will be charged half, or \$73, for their every other year ownership interest. **The due date for this assessment will be September 15, 2023.** If the assessment is not paid by that date, the assessment will be deemed to be past due, and any owner in that status will not be able to use or exchange their unit(s) just as if they had failed to pay the regular annual maintenance fees.

In light of the ongoing issues with the hot tubs in the units the Board would like to take this opportunity to survey the owners again in an effort to make sure our intended actions align with the majority of our owner's interests. We have added hot tub repair or replacement, and replacing cloudy/leaking windows and doors to the survey, and dropped carpet replacement, as that item will be completed first. (On the old hot tubs, we are still not sure what can be done beyond temporary repairs. Full replacement may require the mechanical equipment to be removed from the crawlspaces, which may be cost prohibitive, but we still want to know how you prioritize this item.) Please rate with an "x" in each column of the items below in the order of its importance to you from 1 to 5, with 1 being the most important item and 5 being the least important item:

Projects:	1	2	3	4	5	6
Furniture replacement						
Mattresses and beds						
Internet access in each unit						
Exterior staining						
Hot tub repair or replacement						
Replace cloudy windows and doors						

Please return this survey along with your assessment payment to Causeway on Gull, PO Box 285, Pequot Lakes, MN, 56472. We received 396 surveys with rankings in 2021 and would like to hear from more owners this time. Now is the opportunity to make your opinion count!

We will be discussing the results at the 2023 Annual Meeting in November. The Board will take its direction based on where we are at that point in time, and where all of us as owners want to be in the years to come. Thank you for your immediate attention to this very important matter.

The Causeway on Gull Board of Directors

**Please note that only surveys returned through the mail will be used to compile results. Any surveys received through email, Facebook, or other electronic means will not be tallied. There is an envelope included in the mailing to use to return the survey with payments. This is a labor intensive process and we want to keep the survey results as accurate as possible.**