

**CAUSEWAY ON GULL  
BOARD OF DIRECTORS MEETING BEFORE THE ANNUAL MEETING  
NOVEMBER 13, 2022**

1. The meeting was called to order by Association President, Chuck Standfuss. Also present from the Board were Roy Jensen, Daryl Luthens, Jim Leukam, Denny Steele, Doug Weber, George Deliduka, Rob Hanson, and Pat O'Hara. Steve Wagner, Doug Johnson, Kitty Haselkamp, Sue Brennan, and John Zimmer were present from the Ad Hoc Committee. Neal Narveson and LeAnne Rundhaug were present from Narveson Management Inc.
2. A motion was made and seconded to approve the minutes of the meeting held October 1, 2022. The motion carried.
3. Management Report – Neal reported on the following:
  - A. Neal reported that he has been in contact with a couple different entities who are interested in working with the Association's unsold and unproductive inventory. He explained how they each operate and how they would impact the Association financially. He explained how it would affect Narveson Management. He also noted that both could help with those owners who no longer want to own a timeshare interval.
4. Meeting Business:
  - A. Chuck read a letter from an unhappy RCI guest regarding the hot tubs. There was discussion regarding the MDH order to close the hot tubs, previous inspections, the current policy to not reimburse guests/owners for this type of inconvenience, the process for making improvements, and customer service. A suggestion was made to work with a designer to see what the space could be utilized, if the tubs were removed. Several Board members raised concerns over removing the hot tubs.
  - B. There was a brief discussion regarding Causeway losing it's Gold Crown status several years ago with RCI. It was noted that all of the scores except Unit Maintenance meet the Gold Crown requirements.
  - C. There was a brief discussion regarding the location of the Annual Meetings. The Association Bylaws indicate where the Annual Meeting should be held, and the fact that it would take a super majority vote of the membership to change the Bylaws, which is very difficult to do as well as costly.
  - D. There was discussion regarding possibly consolidating one of the timeshare units and selling it as a whole owned unit to raise money for the rest of the Association. Neal explained that he has done that at another resort. The intent was to consolidate four units and it took about five years to get only two of the four units consolidated and sold. There are owners in the other two that refuse to move to a different unit.
  - E. Following discussion, a motion was made and seconded to approve the Management Contract extension for 2024, 2025, and 2026, with rate increases to be mutually agreed to annually, and with the understanding that the contract is assignable. The motion carried.
  - F. Following discussion, a motion was made and seconded to support Steve, Doug, and Sue for election during the Annual Meeting. The motion carried.

5. Committee Reports:

A. Finance Committee:

1. Doug commented on the replacement item spreadsheet that he had made and explained that the Board should be prepared to do something different in 2023 to get those items replaced. Discussion included delinquency, increasing late fees, the collection process, and how to compete with the "get out of your timeshare" companies. Following discussion, a motion was made and seconded to put together a subcommittee to explore options, if needed, after January 1, 2023. The motion carried.
2. There was discussion regarding the Bonus week program. A motion was made and seconded to increase the cost of a Bonus week to \$625.00. A motion was made and seconded to table discussion. The motion carried 8:1.
3. Doug mentioned that the Board needs to continue to find new ways to better communicate with the membership.

B. House and Grounds Committee:

1. Jim reported that maintenance continues to hire new people, but labor shortages are still an issue for all resorts. He is looking forward to working with everyone to bring Causeway back to where it once was. It was also noted that some improvements have been made at Causeway, such as staining, the dock replacement project, and over half of the units have had the living room furniture replaced. He is looking forward to the carpet improvements.
2. There was a brief discussion regarding insurance costs and coverages.

- A. A motion was made and seconded to adjourn. The meeting adjourned.