

CAUSEWAY ON GULL
BOARD OF DIRECTORS MEETING
October 7, 2023

1. Association President Steve Wagner called the meeting to order. Present from the Board were Jim Leukam, Doug Johnson, Doug Weber, Daryl Luthens (by proxy), Sue Brennan, and Rob Hanson. Pat O'Hara and George Deliduka were absent. Denny Steele, Kitty Haselkamp, Roy Jensen, and John Zimmer. Chuck Standfuss was absent. Neal Narveson and LeAnne Rundhaug were present from Narveson Management, Inc. Owner Brenn Fromm was also present.
2. Approval of Minutes: A motion was made and seconded to approve the minutes of the Board Meeting held May 6, 2023. The motion carried.
3. Committee Reports:
 - A. Finance Committee:
 - Doug W. reported that the Finance Committee met and are recommending an increase to the 2024 maintenance fees at \$860 per interval. With the increase, he is hoping that there will not be a need to levy another special assessment. He also noted that there has not been any increase in management fees for seven years, and that needs to change. There should be increases in fees annually. Following discussion, a motion was made and seconded to approve the 2024 maintenance fees at \$860 per interval. The motion carried.
 - Doug also reported that he received copies of all of the surveys that were returned and has read the comments that noted on the surveys.
 - Neal updated the Board on the progress of the outside national company who he has been working with to acquire the Association inventory.
 - B. House and Grounds Committee:
 - There was discussion regarding the need for some visual improvements to the units. Sue noted that the surveys showed furniture replacement as the #1 priority replacement item and mattresses and bed linen as #2, and presented a sample of the bed linens that she would like to see put in the units. Following discussion, a motion was made and seconded to make bed linen replacement a priority when funds allow. The motion carried.
 - It was noted that the carpet has been replaced in twenty twenty-two units, and carpet replacement will begin again October 27th. Some money has been held back to assure any quality issues.
 - Jim mentioned that he would also like to see some maintenance work completed while the units are down for carpet replacement, and noted some other maintenance issues that should be addressed.
 - It was noted that owners are not allowed to work on projects at the resort for insurance reasons. We report to that the Association only uses contractors who are properly insured.
 - There was a lengthy discussion regarding the hot tubs. Discussion included current MN Department of Health and OSHA codes, replacement costs of the hot tubs and what that all entails, replacement costs of replacing with a whirlpool style bathtub, reduced electric costs with the tubs being down, and possible closing the tubs until all can get running or replaced. Following discussion, a motion was made and seconded for Neal to reach out to the head of enforcement and get a definitive answer in writing if the MDH feels that there are any violations of the OSHA confined space ordinances happening at the resort. The motion carried. The Board will make a final decision on the matter after the Annual Meeting, likely in January.

C. Policy Committee:

- There was discussion regarding the two proposed changes to the Policy Manual – the number of Ad Hoc Committee members and public rentals. Following discussion, a motion was made and seconded adopt the two changes to the Policy Manual. The motion carried. It was noted that the Board will continue to further update the Policy Manual and post it on the Association website after the Annual Meeting.

D. Communications Committee: There was nothing new to report.

4. Meeting Business:

- A. There was a lengthy discussion regarding an owners request to obtain and names and addresses of the owner base so they may solicit proxies and run for a Board position along with three other owners at the upcoming Annual Meeting. It was noted that the Association does not give out owner information as such, due to date privacy laws. It was also noted that it has been a long-standing policy for new Board members to be elected from the Ad Hoc Committee. Following discussion, a motion was made and seconded to approve the mailing after the following conditions: one. The members were in good standing with the Association. 2. Because only a postcard was being mailed, the Board agreed to reduce the per item cost by 50%. 3 Costs would need to be paid before the mailing was sent. 4. The Board would need written authorization from the owners mentioned in the mailing. The motion carried.
- B. Both Daryl and Rob indicated that they would like to serve another term on the Board. Pat will be retiring from the Board. There was discussion regarding other owners who are interested in running for the Ad Hoc and Board positions.
- C. Neal mentioned that the Causeway sign and light house are being reconstructed but will be completed soon. Management was directed to get some crushed concrete for the housekeeping/maintenance parking lot when funds allow.

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