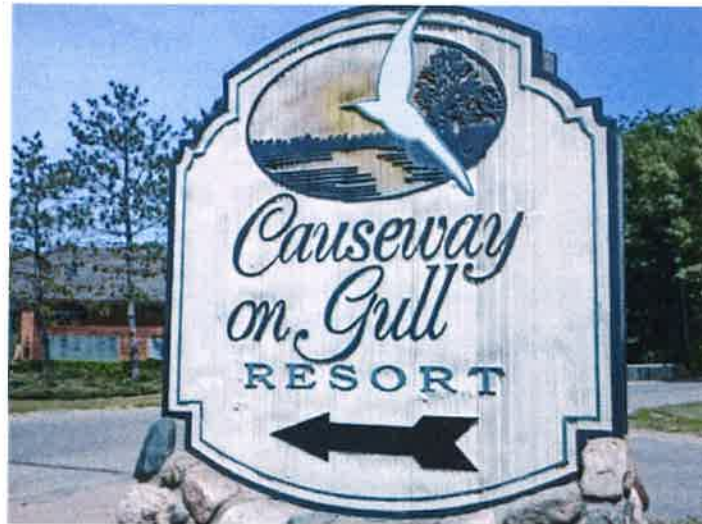


SUMMER 2024

CAUSEWAY ON GULL CHATTER



SUMMER 2024

BOARD MEMBERS

Steve Wagner - President term ends November 2025

Robert Hanson - Vice President term ends November 2026

Douglas Weber - Treasurer term ends November 2024

Doug Johnson - Policy Committee term ends November 2025

Sue Brennan - Communication term ends November 2025

George Deliduka - Term ends November 2024

Daryl Luthens - Finance Committee term ends November 2026

Jim Leukam - House and Grounds -term ends November 2024

John Zimmer - Term Ends November 2026

AD HOC MEMBERS

Kitty Haselkamp

Roy Jensen

Amanda Olivia Kujala

A Board Meeting was called to order April 20, 2024, at 10:00 AM. The meeting was held at the resort. All members were in attendance with the exception of Doug Johnson and Jim Leukam. Also in attendance were numerous owners.

COMMUNICATION REPORT

Amanda Kujala announced that the new website for Causeway that she has been building, is up and running. There is still work to be completed so we ask for your patience. Please register for the owners page and set up an account at <https://causewayongullresort.org/> Our goal is to complete a communication piece and to provide ability to offer payment options in the future. The finance Committee will research this further. Owner input suggestions are welcome for our page. We also have a Facebook page – Causeway-on-Gull Owners Resource Page to stay updated.

<https://www.facebook.com/groups/854569815012020>



POLICY COMMITTEE (NEW BUSINESS)

New Voting Procedure

Sue Brennan presented a new voting procedure. The motion has been approved seven (Steve Wagner, Doug Weber, Jim Leukam, George Deliduka, Doug Johnson, John Zimmer, and Sue Brennan) one against (Daryl Luthens), and one abstains (Robert Hanson). The committee that implemented and presented this change was Steve Wagner, Sue Brennan, Doug Weber, Kitty Haselkamp, Amanda Kujala, and owner Mark Korwin.

This exciting change will be implemented this year.

If you wish to be involved with your resort you can become a candidate for service to Causeway on Gull – this includes Incumbent Board and Ad Hoc Members. Your name will be included on a Directed Proxy/Ballot. Please provide written notice to the association at the contact information below. Candidate Bio information must be received by **5:00PM, September 20th, 2024**, your name will be included on the Meeting Ballot and on a Directed Proxy Form which will be mailed to all owners the week of **October 9, 2024**.

Owners are encouraged to apply for a Board of Directors or the Ad-Hoc Committee member position by sending in a Candidate Bio Form limited to one sheet of 8X10 paper to include Date, Name, Week and Unit Owned, About you, Qualifying Experience, and Objective skills to be of service.

You can select to be on either committee, not both. You do not need to be a local resident in order to serve on the board, however, in person attendance at the board meetings is relevant and requested. We are looking for analytical people to help move Causeway forward while working within the budget we have. People with accounting, IT, law, creative, and innovative ideas, most importantly need to be a collaborator.

You must be willing to dedicate your time, attend meetings, and give input. Please plan a minimum of one to two hours a week. Board Members serve a term of three years, Ad Hoc Members serve a term of one year.

Included with the Annual Meeting Announcement Invitation this year we will introduce a Directed Proxy Ballot. You will be able to select your choice of three candidates for Board Members and three Ad Hoc Members. Any current Board Member whose term has expired will apply as an incumbent if they choose to run again. The top three vote getters in each category will be elected.

See our new website for more information on candidates and other announcements as bios come in. Submit bio candidate forms to causewayongullboard@gmail.com attention Secretary.



Grounds Committee

Jim Leukum our Grounds Manager is reporting that carpet has been installed in all the twin home units, 1-52. A big thank you to all the people involved in this project. The 6 plex units up on the hill 53-58 will be completed starting in the slow season this Fall. We have added additional pool deck furniture, replacing decking boards that were the originals from when the outdoor pool was constructed. Installed gutters on units, replace sliding doors, replaced nonworking screens along with many appliances that need to be replaced. Our next big replacement project we are looking at will be furniture. Slowly but surely work is progressing. There are still issues with roofs and tiles in bathrooms that will be tackled as funds become available.

FINANCE REPORT

Doug Weber has been spending a lot of time going over financial documents and will set up a working group to go up and personally review our Management's accounts to make suggestions for the Finance Committee Meeting. An audit has been requested by an outside firm and will be voted on this November. Doug has suggested at this time he does not see a need for a Special Assessment for 2025.

MANAGEMENT

Neal Narveson is looking to generate more income from rentals due to the amount of timeshare weeks we own outright at our resort, which is 600 + interval units which are available for rental. Please contact the front desk if you or family and friends are looking for additional time at the resort. The only success we have had is with Global Exchange that have invested in over 200 intervals for 10 years they have been paying maintenance fees on. The weeks are fed into their points club that generates desperately needed income for our resort. Neal is continuing to look at additional companies that could help out in the same way as Global Exchange

FINALLY

It is with great sadness that we report that Mindy High our front office manager for over 20 years has lost her battle with cancer at the young age of 50 on June 14th. She was a huge asset to our resort working with many of our families to make your stay enjoyable, the entire staff, management and owners will miss her caring spirit. Cards if interested can be mailed to PO Box 63, Pequot Lake, MN 56472.