

CAUSEWAY ON GULL
BOARD OF DIRECTORS MEETING
May 2, 2015

1. The meeting was called to order by Steve Wagner. Also present from the Board were Gloria Williamson, Doug Johnson, Roy Jensen, Dennis Nordstrand, Rob Hanson, and Shirley Mitchell. Chuck Standfuss and Daryl Luthens were absent. Ad Hoc Committee members present were Pat O'Hara, Dennis Steele, Doug Weber and George Deliduka. Legal Counsel, Dick Hawke, and Narveson Management representatives Neal Narveson and LeAnne Rundhaug were also present.
2. A motion was made and seconded to approve the minutes of the Board of Director's Meeting held January 10, 2015 as corrected. The motion carried.
3. Management Report - Neal reported on the following:
 - A. All the required documents have been submitted to Global Exchange for registering the intervals that they hope to obtain. Neal emailed them earlier in the week, so it will take at least 60 days to get a response.
 - B. Neal met with a Jim Kraft from Frandsen Bank regarding the Gull 5 units. The two end units are fractional timeshares and the bank hopes to soon own portions of them plus the three middle units. They still need to do a voluntary foreclosure on the original developer and file the appropriate documents with the State for registration. They are still planning to sell the three middle units individually as whole ownership. Neal explained some of the details of how fees would be assessed for timeshare and whole ownership members.
 - C. There was a brief discussion regarding the condition of the foundation for the next 6 units on the hill.
 - D. Neal is still looking for a solution to the dock repairs that are necessary, but finding bidders has been difficult.
 - E. Jim Sullivan resigned as the Maintenance Manager to pursue another career path. Dean Arnold, who has worked at Causeway for the past two years, was promoted to the position of manager.
 - F. The sidewalk replacement project is complete.
 - G. Following discussion, management was directed to paint the indoor pool with the rubber base paint as discussed, in the light blue color.
 - H. Following discussion, a motion was made and seconded to purchase a van for the housekeeping department at a cost not to exceed \$5,000, a new elliptical machine for the fitness room, and a few full size couches for the loft bedrooms if funds permit. The motion carried.
 - I. Neal received a letter from an owner who wanted to deed their interval back to the Association. It was determined that it is not the Boards duty to take the interval back and the owners should continue to try to sell it. Neal will respond to the letter.
 - J. Neal reported that the Breezy Associations offered their inventory to the membership at 50% off the list price. A special notice was included with the Notice of Annual Meetings that was mailed to the members. Several intervals were sold because of the special offer. Following discussion, management was directed to mail the Spring Newsletter to the membership and make the same offer to them. There was a brief discussion on other ways to offer the Association inventory to the membership.
 - K. Neal reported on the CGVI Board meeting that he recently attended. They were able to take care of one of the judgement creditors, but there are still others remaining. He explained some of the deed issues Izatys is dealing with. Dick commented that taking care of that one judgement may have helped Izatys more, but he will now be able to issue a Warranty Deed to an owner who's Contract for Deed was recorded before 2009, so it helped Causeway too.

- L. The Association will be soon foreclosing on another batch of intervals, and should include all of the remaining developer intervals, as well as any interval that has a possible title issue. Neal and LeAnne will be working with Dick to prepare this final list.
 - M. LeAnne explained what Dick had drafted a transfer policy for another association and suggested Causeway adopts a similar policy. This might help reduce the number of intervals that are being deeded to scam organizations. Dick was asked to prepare a transfer policy for the Association to be voted on at the next meeting.
 - N. LeAnne reported that another collections person was hired and is doing a great job.
4. Committee Reports:
- A. Finance Committee – Neal suggested only completing some of the smaller projects this Spring and defer the bigger projects to the Fall when it will be easier to determine if funds will be available.
 - B. House and Grounds Committee – Roy reported on issues/items that were noticed during the walk through inspection of the units that he and a few of the other Board members did on Friday. They tried to concentrate on the units they were not able to inspect in 2014. He would like to plan another walk through inspection this year and encouraged all of the Board to participate in a walk through at least once. Roy commented that he has seen improvements each year. The Board is going to have to prioritize carpet replacement and exterior staining as both are needed in several units. The windows are also bad in several of the units and are becoming more of priority than roof replacement. Following discussion, management was directed to move towards purchased white appliances for the units.
 - C. Communications Committee – Pat reported that he is working on the next newsletter.
 - D. Policy Committee – There was nothing new to report.
5. A motion was made and seconded to adjourn. The meeting adjourned.