

**CAUSEWAY ON GULL
BOARD OF DIRECTORS MEETING BEFORE THE ANNUAL MEETING
November 18, 2012**

1. The meeting was called to order by Association President, Mark Nagel. Also present from the Board were Pat O'Hara, Gloria Williamson, Glen Johnson, Doug Johnson, Bob Edstrom, Terry Miller, Dennis Nordstrand, and Daryl Luthens. Ad Hoc Committee members present were Roy Jensen, Rob Hanson, Steve Wagner, Joe Lanz, Chuck Standfuss, and Laura Johnson. 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 Meeting held October 25, 2012 as amended. The motion carried.
3. Management Report:
 - A. Neal reported that although he is unsure of the actual date, the roof on unit 3 & 4 will be replaced this Fall.
 - B. Neal reviewed bids for refinishing the outdoor pool with the Board. The Board questioned the warranty on the Diamond Brite product, contractor references, and the deadline date for the project. Following discussion, a motion was made and seconded that, after resolving the warranty and reference issues, to authorize the lowest bid with a May 10, 2013 completion date. In addition, there was a question as to whether all tile could be removed to avoid future issues. The Board also asked for references on the vendors. The information should be sent to Mark for final approval. The motion carried.
 - C. Neal proposed a management fee extension for 2014, 2015, and 2016 with a 3% per year increase. Following discussion, a motion was made and seconded to approve the extension to the management contract as proposed. The motion carried. A request was made that although the increase was approved, Neal should continue to look for ways to save the Association money and avoid any increases if possible. Neal pointed out that he totally agreed and was looking to his proposed real estate tax reduction project for exactly that purpose.
 - D. There was a lengthy discussion on ADA requirements and what impact these requirements might have on timeshare associations in the future if they need to comply. The insurance company has already stated that the Association should not make any temporary modifications (install ramps or handrails) to the units that are not code. A legal opinion has been sought regarding the subject but it was not definite. The attorney felt that the Association is not subject to ADA compliance, however if it was deemed necessary they gave some opinions on what might be necessary.
 - E. Neal reported that Vacation Ownership For Less (VOFL) has helped collect \$48,394.90 for the Association in 2012. This was directly from owners who were placed on payment plans, or paid their fees so they could list their interval for sale with VOFL.

F. Committee Reports:

A. House and Grounds Committee

1. It reported that the roof on 3/4 would be installed at the end of November.
2. Glen reported that more window replacements are necessary.
3. Glen reported that there is still a tile issue with the indoor hot tub. It is separating from the wall and has been a continued problem. He questioned if it was a structural issue. The tub will have to be removed to determine what the issue is. This is a high priority given the season and should be addressed immediately. Management will have the contractor who worked on it last look at it.
4. Glen reported that a lot of the trees that were planted have died. He asked that more attention be focused on the tree replacement plan in 2013.
5. Rob asked if anything should be done with the fire places because of the recent issue with the girl's hand getting burned. After lengthy discussion about possible precautions, it was agreed that the resort cannot effectively and cost effectively safeguard against all the same risks that exist in our owners' homes today. No action was taken.

B. Communication Committee

1. Pat reported that the newsletter isn't finished yet. He hopes to include a list of the bonus weeks that are available and some information about Vacation Ownership For Less.
2. Pat also hopes to get some pictures from the Annual Meeting posted on the website and Facebook.

C. Policy Committee

1. It was determined that all of the Association policies should be reviewed and updated. Proxy requirements and Board term limits were questions. It was clarified that the Board sets the rules and policies of the resort. Dick will get what he has to the policy committee to review. The goal is to get all policies on one document.

G. Old Business:

- A. There was discussion of who the Board will nominate for election to the Board during the Annual Meeting. Incumbents Gloria and Dennis would like to run again. Ad Hoc members Roy, Steve, and Rob were also interested in serving on the Board. Following a ballot vote, it was determined that Mark would nominate Gloria, Dennis, and Steve during the Annual Meeting.

H. New Business:

A. The 2013 meetings were scheduled as follows:

- Saturday, January 12th at 9:00 AM at Dick's office
- Saturday, April 20th at 10:00 AM at Causeway
- Saturday, July 13st at 10:00 AM at Causeway
- Saturday, October 19th at 9:00 AM at Dick's office
- Sunday, November 17th at 10:00 AM (the Annual Meeting was scheduled for 1:00 PM) at a location to be determined in the Brainerd area.

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