

Causton Bluff Meeting Minutes

January 17, 2024

Call to order: 9:29am

Attendees: Susan Brinkley, Jim Lanier, Will Schubert, Chris Yarbrough

Other Attendees: Brandy Waters, Alan Roberds

Minutes approved: Will and Chris made a motion to approve minutes.

18 St Augustine inquired about a tree trimming.

In the Cottages Only: HOA only trims trees that threaten the integrity of the roof in the Cottages and is determined by ASC. HOA compiles a list that's given to Herrington. Herrington charges HOA a daily rate. If a homeowner wants a tree removed or trimmed that isn't on the HOA list, they are required to fill out ASC form and submit to management company. Homeowners are responsible for costs.

The service yard fence had to be removed for lift station repairs in November. Latch at gate is hard to close so gate has been staying open because of the latch. Brandy to reach out to vendor to make adjustment.

The Board discussed installing a lock at the service fence around the well in the past. Schubert suggested that anyone can step over the fence so lock isn't necessary. If there is an issue with the well, there needs to be easy access to the well to shut the water off. The Board decided not to install a lock at the service fence around the well pump.

Entry to community has debris from bridge construction. Brinkley contacted GDOT regarding keeping the area clean.

The curbs in the neighborhood haven't been cleaned in several years. Will Schubert looking at options for cleaning the curbs.

Financials were not sent before the board meeting. Keystone had not finished with the reconciliation until right before the meeting. Brandy will send the financials to Chandler on the finance committee after the board meeting.

Will asked about the CDs and the maturity date. Alan from Keystone explained the maturity date and discussed a few of the 90-day CDs that will mature in March and April. Will asked who is watching the rates of the CDs. Keystone is watching the rates. Alliance Bank allows Keystone to send the rates they're seeing, and they will match or have better rates than the competitor.

Committee Reports:

Cottages

- The Board is wanting to settle on a color to repaint the doors in the cottages. Looking for something other than Charleston Green or Black.
- Keystone had a couple reports of roof leaks. Brandy sent out the roofer (Grassi) to address homeowners roof leaks. Any damage inside resulting from the leak is the owner's responsibility. The HOA covers the roof unless its an "Act of God" then homeowner insurance would come into play.
- Premier Landscape to start lawn services for all common areas Feb 1.

Harbor

- Boardwalk repairs look great.
- Crossbeams – when will these be completed. Will to get with Brett to see when the crossbeam repairs will be made. Waiting on warmer weather because it involves work underneath the docks.
- Brett will turn water off at the docks for the upcoming freezing temps.
- Name plates will be installed identifying boat slips once the weather warms up.
- Will S. is reaching out to Terracon regarding the dike and sand/concrete bags.
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52 Sassafras – did it get resolved to not drive in the yard when doing maintenance in the neighbor's yard. Brandy met with 50 Sassafras to see where the mowers were driving up to. Brandy discussed with Landscapers, and they agreed to use a smaller mower or weed eater in that area to avoid the neighbor's yard.

Common

- Homeowner at 7 Sassafras asked for 3 slots in the call box. The only way this will be possible is if there's room for all 164 properties to have three slots. Brandy is in contact with Door King and will answer owner when she gets answers.
- Materials for the brick wall were donated by the Buckleys. Board members have received many compliments regarding the wall along with owners thanking the board for maintaining the beauty and integrity of the community.
- Homeowner requested clarity on transaction fee beginning Feb 1-AppFolio. Alan directed back to the prior emails and will resend just prior to Feb 1st.

- Excessive water bill due to pool leak. Solutions are being explored. Engineers are not certain that the repairs (staples with 1 year warranty) will have longevity as other areas could develop cracks. Susan suggests we get the design, projected costs estimate vs the disparaging conditions, correction-associated costs and present at a spring meeting. Will suggested the project has to be done and agrees that we get project started. All agree that the 30 + year old pool and gazebo need attention. All agree that we need to come up with a plan and alert owners of pending special assessment with approximate amount. Discussed spacing out payments to lessen the pain.
- Gate house remodel is in the budget for this year based on the reserve study. The ASC will meet to get things moving.

Motion to adjourn 11:16am