

Causton Bluff Board Meeting Minutes
July 17th, 2023

Call to Order: by Susan Brinkley at 10:02 AM

Board Members Present: Susan Brinkley, Steve Miller, and Will Schubert, Joel Moore
Others Present: Cindy Miller (Finance Committee), Selina Brown, Amanda Mabry and Alan Roberds (Keystone Association Managers)

Financial Review: June

Account balances are reflected below:

Causton Bluff Owners Association

Operating Cash:	\$ 65,575.52
Reserve Cash:	\$ 28,916.55
Reserve ICS:	\$ 56,312.25
Reserves CD funds:	\$150,000.00
Total	<u>\$ 300,804.32</u>

Cottages at Causton Bluff

Operating Cash:	\$ 42,941.85
Reserve Cash:	\$ 22,662.72
Reserves Roof ICS:	\$ 19,406.63
Reserves ICS- General:	\$ 4,979.90
Reserves CD funds:	\$ 900,000.00
Total	<u>\$ 989,991.10</u>

Causton Bluff Harbor

Operating Cash:	\$ 56,087.15
Reserve Cash:	\$ 20,620.97
Reserves ICS:	\$ 65,655.26
Total	<u>\$ 142,373.38</u>

1. Cottages:

- a. 5 Pipers Pond foreclosure is moving forward, but no date has been set. The bank sent a vendor to cut the exterior maintenance issues and bushes.

2. ASC:

- a. The HOA completed the list of dangerous trees several months ago and will have another list for 2024.

3. Harbor:

- a. Keystone is waiting on a few owners to turn in their insurance and registration if they have a boat in their slips.
- b. Crossbeams repairs and boardwalk replacement were approved and scheduled to be replaced. Harbor owners will be notified of the dates.

4. Common:

- a. The Board agreed to have a second covenant meeting on August 17th at 6:00. Discussed when sending out a notice to the community and what revisions of the documents.
- b. Keystone is getting updated quotes for asphalt for the curb and paving at the harbor and pool entrance area.
- c. The payment plan for 30 Bartow owner was paid in full for the special assessment on dredging.
- d. Premier Landscaping is rewrapping sandbags along the dike to prevent erosion.
- e. The Board is reviewing the Causton Harbor Drive retaining wall brick options.
- f. Zulu's final payment continues to be held till Terracon verifies the job is complete. Terracon shared the next steps with the Board to get the job completed. The work permit has been obtained, and Zulu is meeting with Terracon at the site to discuss the final steps.
- g. The reserves study company sent out the final revision. The report will be shared with owners on their portals.
- h. The Board reviewed Diamond Pools looking for cracks in plaster leak detection results. Items under warranty will be repaired when the pool is closed in the Fall. The Board will have an engineering company inspect any structural issues.
- i. The Board shared future pool/gazebo area improvement drawings to get bids and compare pricing.