

Causton Bluff Board Meeting Minutes
Jan. 16th, 2023

Call to Order: by Susan Brinkley at 9:33 AM

Present were: Susan Brinkley, Joel Moore, Will Schubert, Steve Miller, Al Parnell and Cindy Miller and Amanda Mabry (from Keystone)

Financial Review:

Account balances reflected below:

Causton Bluff Owners Association

Operating Cash:	\$ 30,097.19
Reserve Cash:	\$ 23,318.45
Truist Money Market	\$ 116,624.44
Reserve ICS:	\$ 166,130.70
Total_____	\$ 336,170.78

Cottages at Causton Bluff

Operating Cash:	\$ 60,939.63
Reserve Cash:	\$ 69,959.12
Reserves Roof ICS:	\$ 731,186.99
Reserves ICS- General	\$ 64,931.32
Total_____	\$ 927,017.06

Causton Bluff Harbor

Operating Cash:	\$ 26,479.77
Reserve Cash:	\$ 20,979.01
Reserves ICS:	\$ 65,583.94
Total_____	\$113,042.72

1. Cottages:
 - a. Stucco vendor started walking around homes to inspect from home inspection reports and will give report to the board to review.
 - b. Roof vendor gave estimate of repairs needed from the home inspection reports and will start soon.
2. ASC:
 - a. Herrington started on the tree work in the Cottage and Common area.
3. Harbor:
 - a. Vendor inspected cross beams at all docks and giving quote
 - b. Zulu final payment held Terracon approves job is complete.
 - c. Pedestals for 2023 for dock C (4 total) came in and will be installed in February.
 - d. Signs for each dock slip send to Will to approve.
4. Lien started on 5 pipers Pond
5. Reviewing budget for possible curb pressure washing for Common areas
6. Sandbags will be put down along the dike and at the end of the dike to help erosion.
7. Speed limit, gators in lagoons and children at play signs ordered.

Adjourned: 10:58 AM.