

Causton Bluff Meeting Minutes
January 27, 2025

Call to order: 9:34 a.m.

Attendees: Susan Brinkley, Jim Lanier, Joel Moore, Chris Yarborough

Other Attendees: Brandy Waters, Chandler Kinsey

Minutes approved: Motion to approve December minutes. Approved.

Financials:

- The CD with Alliance Bank is a 12-month jumbo for \$150,000 for the Cottage. Brandy will get information for a CD with Wells Fargo to compare.
- Atlantic Waste will not give a discount for not picking up the trash during the week of the snowstorm.
- Chandler suggested doing a new reserve study excluding the pool.

Committee Report:

Cottages:

- The Board will ask Cingo for proof of work. If proof cannot be provided, they will get quotes from other companies.

Harbor:

- All pedestals have been checked. Rushing Electric suggested replacing 12 GFCI's which would cost close to \$4,000. The Board is going to reach out to other electricians (Will Rossin, Jason Dudley & Crowd Electric) for quotes.
- Will Schubert is waiting Terracon regarding maintenance on the dike.
- According to Beason's survey, the harbor needs some maintenance. Susan Brinkley will reach out to Beason to follow up on previous discussions regarding maintenance dredge.

ASC:

- There is a \$250 application submission fee, \$7,500 reimbursable compliance fee and a \$2,500 construction bond required for a new build. Construction bond and compliance fee combined in one letter of credit for \$10,000.

Updates:

- Chandler will help look over the financials for the next 3 months.
- The Election of Officers for the upcoming year – All officers will remain the same.
- 8 Pipers Pond called for a hearing with the Board and the attorneys. The hearing will take place at Keystones office on February 10th.
- If a homeowner installs a generator, it needs to be completely obscured.
- Stop sign will be painted on pavement at the exit gate. Brandy will get quotes.

Motion to adjourn: 11:44 a.m.