

## Causton Bluff Meeting Minutes

October 21, 2024

Call to order: 9:33am

Attendees: Susan Brinkley, Jim Lanier, Will Schubert, Joel Moore, Chandler Kinsey, Selina Brown, Chris Yarborough

Other Attendees: Brandy Waters, Brian McCarthy

Minutes approved: Motion to approve September minutes. Approved

## Financials (October 2024)

### ***Causton Bluff Owners Association***

Operating Cash:	\$ 12,667.17
Reserve Cash:	\$ 75,564.76
Reserve ICS:	\$ 105,776.39
Reserves CD funds:	\$ 161,566.25
Total_____	\$ 355,574.57

### ***Cottages at Causton Bluff***

Operating Cash:	\$ 13,100.36
ICS – Operating:	\$14,669.41
Reserve Cash:	\$22,126.78
Reserves Roof ICS:	\$ 171,898.17
Reserves ICS- General:	\$ 52,918.22
Reserves CD funds:	\$ 964,773.77
Total_____	\$ 1,239,486.71

### ***Causton Bluff Harbor***

Operating Cash:	\$ 25,477.06
ICS – Operating:	\$30,020.93
Reserve Cash:	\$ 57,774.99
Reserves ICS:	\$ 65,885.44
Total_____	\$ 179,158.42

## Financials:

- Insurance for the Harbor went up 25%.
- The reserves for the Harbor went up from \$39,800 to \$65,800.
- Motion to approve \$100 per month for Harbor dues. Approved.
- The operating budget for the Harbor has been approved.
- In the cottage operating budget, tree maintenance is down to \$3,000 for 2025 because the trees have been well maintained. The only trees that the cottages pay for are those that touch the roofs.
- The total spent YTD on stucco repairs is \$17,940. Based on 2024 cost, the budget committee decided on \$25,000 for stucco repairs for 2025 budget.
- The fence repairs budget for 2025 is \$24,000. Fence repairs will come out of reserves.
- The percentage of allocation for the reserve contribution is \$182,200 (48% for stucco repairs, 50% for fence repairs and 2% for mailboxes).
- The total spent YTD on roof maintenance is \$1,500.
- The association's management fee increased by 2.1%. Brandy will ask Alan which percentage of CPI he used for the increase.
- The 2025 proposed operating budget for the Cottages has been approved.
- Audit fees went up to \$9,000 for the 2025 budget.
- The cost for legal fees YTD is \$2,800. The budget committee raised the 2025 budget to \$4,000.
- The 2025 budget for liability insurance is \$38,319.
- The total spent YTD on common general repair and maintenance is \$38,693.23.
- The total for the 2025 quarterly dike inspections is \$4,800. This is what is expected to be paid throughout 2025 and not to exceed that amount. The 2025 Terracon dike inspection contract was approved.

## Committee Reports:

### Cottage:

- The Board discussed delays in stucco repairs. Jim Lanier suggested reaching out to Juan, who used to work with the stucco contractor, to get another opinion and possibly quotes.

### Harbor:

- The Harbor committee will complete a basin survey in 2024.
- Brett Bouy is working on crossway repairs and boardwalk replacement. Brandy spoke to him about having this completed by mid-November.
- Pedestals on dock B have been checked. The board wants dock A and C to be checked as well.

### ASC:

- The newsletter enforcing ASC rules will be reviewed and then sent out to the community. Brandy will send the email to the board for approval before sending it out.

### Updates:

- Brian McCarthy was on the agenda regarding the tree in the lagoon behind 8 Pipers Pond. The past Board decided not to remove trees. The total amount to remove the tree is not in the common tree budget. Brandy will contact the HOA attorney to get her opinion on this matter.
- Brandy will contact Reserve Advisors to set up a zoom meeting to go through some of the budget line items.
- Brandy is waiting for a quote from Squared Away for fence repairs. She also reached out to AMH Goodman and Jeff Whitlow for quotes. Susan Brinkley suggested reaching out to Luis, who has been repairing the dock, also for a quote.

- Joel suggested sending out a letter reminding homeowners that the association covers roof maintenance. It is the homeowner's responsibility for storm damage.
- The termite warranty is with Cingo and the 2025 contract for June went up. Susan Brinkley suggested that Cingo does a complete walk through to locate and verify the bait stations. Chandler suggested looking into possible bids from other companies.
- Brandy will find out if the cost will be deducted from the contract if the pool is not available for an extended period of time.
- The new street signs were ordered and will be installed within the next couple of weeks.
- 11 Pipers Pond is going into foreclosure and has a lien in place.
- 2 Sassafras Trail stucco repairs have been completed.
- 3 Sassafras Trail stucco repairs are pending.
- A court date regarding the lawsuit with 21 Pipers Pond was set for November 4, 2024.
- Will Schubert bought the new flagpole rope that needs to be replaced at the marina. Will is following up with Herrington to replace.
- Brandy received a bill from Herrington for tree removal in the common area behind 3 Ocktead. There was never an approval to remove these trees. The only approval given to Herrington was for the owner's ASC of trees they were requesting on their property.
- The county will pick up storm debris and then will send a third party for remaining debris that they are unable to pick up.
- The annual meeting date is set for Tuesday, November 19, 2024. Brandy will send out the notice to the community.
- When a property is sold, the previous owner's information will be removed from the call box and disable all RFID's.

Motion to adjourn 12:46 pm