

Causton Bluff Meeting Minutes

September 9, 2024

Call to order: 9:50 am

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

Other Attendees: Brandy Waters

Minutes approved: Motion to approve August minutes. Approved

Financials (September 2024)

Causton Bluff Owners Association

Operating Cash:	\$ 25,447.73
Reserve Cash:	\$ 62,492.51
Reserve ICS:	\$ 105,753.94
Reserves CD funds:	\$ 161,021.69
Total	\$ 354,715.87

Cottages at Causton Bluff

Operating Cash:	\$ 14,108.98
ICS – Operating:	\$30,017.10
Reserve Cash:	\$18,931.62
Reserves Roof ICS:	\$ 160,333.98
Reserves ICS- General:	\$ 52,907.00
Reserves CD funds:	\$ 963,950.20
Total	\$ 1,240,248.88

Causton Bluff Harbor

Operating Cash:	\$ 27,880.94
ICS – Operating:	\$30,017.11
Reserve Cash:	\$ 54,446.22
Reserves ICS:	\$ 65,871.46
Total	\$ 178,215.73

Financials:

- The \$379,000 from the roof reserve will be placed into a CDAR with Alliance Bank for 52 weeks at an APY of 4.4%.
- Chandler and Brandy went through expenses for Terracon. All Terracon expenses will get paid out of reserves.
- The reserve study called for street sign replacement in 2024. Signs have been ordered. Brandy will get an installation date from the vendor.
- Chandler asks that irrigation repairs and landscape related to dike maintenance be billed accordingly because these are budgeted line items.
- During budget discussion, Chandler suggested allowing for a 25% increase in insurance cost in 2025.
- The landscaping budget needs to be reviewed. Susan Brinkley suggests we have a firm plan and schedule in place for landscape extras in 2025.

Committee Reports:

Cottage:

- The roof blowing for The Cottages was completed as scheduled. The roofs will be blown once more this year in November. Brandy will check on dates for mid-November to have them completed before Thanksgiving.

Common:

- Tree maintenance will be on hold until mid-December. Ensuring that we have some money in case of storm damage.
- Brandy will send the approved 2025 Coastal Pool contract to Susan Brinkley for signature.

Harbor:

- All pedestals on the dock need to be checked.
- The dike inspection was completed on August 26th.
- Premier Landscape completed the maintenance that was suggested in the last dike inspection.

ASC:

- An ASC letter needs to be sent out to the homeowners. The letter will include ASC guidelines and the fine schedule.

Updates:

- Susan Brinkley discussed setting a date for the annual meeting. Brandy will contact the church we've used most recently to check availability for several dates in November.
- The attorney suggested fines to 8 Pipers Pond regarding the color of the recently installed deck as the owner still has not complied with ASC guidelines.
- The Board discussed that the covenants and rules say shallow wells are not allowed.
- The Board discussed the ongoing cost of stucco repairs. Brandy will ask Carter how much it will cost to do a stucco inspection for all the Cottages.
- Per the reserve study, fence repair and/or replacement is scheduled for 2025. 24K is in reserves for this project. Brandy and Joel will identify all the fences that need to be repaired or replaced. Susan Brinkley suggested that work begins in January 2025.
- ASC has decided that lattice is not to be used in the future on Cottage exteriors. The board recommends setting a date to have owners replace any old and outdated lattice. Brandy will be notifying owners of this.
- 11 Pipers Pond has an oval glass front door that was never approved. The Board agreed that the door needs to be replaced with a 6-panel door to be consistent with all exterior front doors in the cottages. Brandy will send a letter to the homeowner.

- The lift station will be repaired. The entire pool area will be closed during the time of the repair. Jim Lanier will let Brandy know the date once it is confirmed.
- The rope for the flagpole at the marina has not been approved because of the costs involved. Will Shubert is to ask Herrington if he will replace the rope when he has a bucket truck in the community.
- A tree from 8 Pipers Pond fell into the lagoon. It will cost appx 10k to remove it. This amount is not in the common tree budget. In the past, trees that have fallen into a lagoon have been left for nature to take its course. Some owners have expressed pleasure at the abundant wildlife utilizing the tree.

Motion to adjourn 12:35 pm