

Causton Bluff Board Meeting Minutes
July 18th, 2022

Call to Order: by Susan Brinkley at 9:31 AM

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

Financial Review:

Account balances reflected below:

Causton Bluff Owners Association

Operating Cash:	\$43,012.43
Reserve Cash:	\$ 75,963.93
Reserve ICS:	\$ 195,857.64
Truist Money Market	\$132,983.25
Truist Operating Acct	\$ 54,616.32
Total	\$502,433.57

Cottages at Causton Bluff

Operating Cash:	\$ 42,210.24
Reserve Cash:	\$ 31,643.44
Reserves Roof ICS:	\$ 692,882.47
Reserves ICS- General	\$ 64,849.21
Total	\$ 831,657.37

Causton Bluff Harbor

Operating Cash:	\$ 30,567.51
Reserve Cash:	\$ 12,217.42
Reserves ICS:	\$ 65,490.07
Total	\$108,275.00

1. Cottages:
 - a. Blowing off roofs in August and blowing off guard house at same time
 - b. Will review Home Team Inspections of all Cottages homes in the coming month.
2. ASC:
 - a. Compiled a list of low limbs that need to be cut and house that need soft wash. Owner will be responsible for Crape Myrtle trees on own property.
3. Harbor:
 - a. Will come up with next year budget to replace dock boards and stabilized Dock C fingers.
 - b. Discussed dredging work performed and continue to survey on site
4. Board meeting minutes will be posted on Appfolio from now on only, not the website.
5. Start working on 2023 budgets and reserve study.
6. The new call box is waiting on part before it can be moved.
7. The dirt areas on common property on Sassafras will be address when irrigation in those areas is installed to help maintain the grass to grow.
8. Jones Control Solutions starts July 25th.
9. Board has expressed concerns about the safety of the Islands Expressway Bridge project and the amount of run off from the bridge.
10. Get volunteers to help wash curbs and street gutters around the community. Working with Landscape company to install spigots every 200 feet.
11. Getting quotes for adding an electronic board at front gate for announcements for everyone to see when exiting the gate.
12. Covenants draft will be reviewed by Keystone.

Adjourned: 11:14 pm.