

Causton Bluff Board Meeting Minutes
April 17th , 2023

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

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

Financial Review: March

Account balances reflected below:

Causton Bluff Owners Association

Operating Cash:	\$ 64,113.41
Reserve Cash:	\$ 51,004.83
Reserve ICS:	\$ 166,274.10
Total	\$ 281,392.34

Cottages at Causton Bluff

Operating Cash:	\$ 49,228.73
Reserve Cash:	\$ 17,144.22
Reserves Roof ICS:	\$ 837.89
Reserves ICS- General	\$ 64,971.27
Total	\$ 972,182.11

Causton Bluff Harbor

Operating Cash:	\$ 45,330.99
Reserve Cash:	\$ 16,863.88
Reserves ICS:	\$ 65,624.37
Total	\$ 127,819.24

1. Cottages:
 - a. 30 Bartow was sent a demand letter by attorney for not paying the special assessment. Owner started payment plan and will be charged for fees and interest.
 - b. 5 Pipers Pond foreclosure is moving forward, but no date yet.
2. ASC:
3. Harbor:
 - a. Comparing estimates for crossbeams repair and boardwalk replacement.
4. Common:
 - a. Discussed purchasing CD options for HOA
 - b. Attorney sent out letter to owner not paid on special assessment and came up with a resolution.
 - c. Scheduled Burger Boat to come out to serve owners in community.
 - d. Scheduled a date and location for a covenant meeting at the end of April. Sent out reminders of meeting and when to put out Proxy box at front gate.
 - e. Consolidating signs at front gate and making them more visible.
 - f. Sent Premier Landscaping the Terracon report on erosion along the dike, to get more sandbags in place.
 - g. Premier Landscaping scheduled to take down retaining wall on Pipers this month.
 - h. Zulu final payment continues to be held till Terracon verifies job is complete.
 - i. Final revision of financials and corrections sent to reserves study company.
 - j. Volunteers and Keystone put up new speed limit signs, children at play signs, gator signs and a few new posts.
 - k. Diamond Pools looking into the leak detection results and waiting on next steps.

Adjourned: 10:23 AM.