

Causton Bluff Board Meeting Minutes
Sept. 19, 2022

Call to Order: by Susan Brinkley at 9:52 AM

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

Financial Review:

Account balances reflected below:

Causton Bluff Owners Association

Operating Cash:	\$ 22,265.67
Reserve Cash:	\$ 67,826.24
Reserve ICS:	\$ 195,950.98
Truist Money Market	\$ 78,309.89
Truist Operating Acct	\$ 9,847.32
Total	\$374,200.00

Cottages at Causton Bluff

Operating Cash:	\$ 38,455.68
Reserve Cash:	\$ 43,960.69
Reserves Roof ICS:	\$ 705,649.08
Reserves ICS- General	\$ 64,880.07
Total	\$ 852,945.52

Causton Bluff Harbor

Operating Cash:	\$ 14,823.42
Reserve Cash:	\$ 15,970.70
Reserves ICS:	\$ 65,532.18
Total	\$ 96,326.30

1. Cottages:
 - a. Carter (Stucco) and Grassi (roofer) have the home inspections to review and will go to each house to review the notes. Each homeowner will get a copy of the inspections send via the portal.
2. ASC:
 - a. Board compiled a list of low limbs to be cut by Herrington Tree service. Owners will be responsible for Crepe Myrtle trees.
3. Harbor:
 - a. Dredging has finished and going over payment with Zulu
 - b. Dock C, owner needs to remove the unauthorized modification of adding face board that is causing the finger to list.
 - c. Purchasing signs for guest boat slips to help identify those slips.
4. Review budget draft to present to the annual meeting.
5. Annual meeting set for Nov 3rd at 6:00. Owners will be asked to send questions for the meeting the Thursday before.
6. Ga Power will be installing new light post in the neighborhood. Same style but change to LED.
7. RFID passes will be handed out this week and extras will be available for purchase in the near future. Notify owners to save gate number to personal cell phones so doesn't appear as spam. Remotes and cards will still work with the new system.
8. Waiting on the results of the reserve study and the board will review once received in the coming weeks.
9. Keystone and Nelson Group met onsite with Water Utility Management and are changing some existing meters to irrigation meters only. The BOD agreed to activate the irrigation meters to be used for areas that need attention.

Adjourned: 12:40 pm.