

## Causton Bluff Meeting Minutes

August 12, 2024

Call to order: 9:37 am

Attendees: Susan Brinkley, Jim Lanier, Will Schubert, Chris Yarbrough, Joel Moore

Other Attendees: Brandy Waters

Minutes approved: Motion to approve July minutes. Approved

Financials:

### Financials (August 2024)

---

#### *Causton Bluff Owners Association*

Operating Cash:	\$ 25,607.92
Reserve Cash:	\$ 50,641.89
Reserve ICS:	\$ 105,732.22
Reserves CD funds:	\$ 160,269.55
Total	<b>\$ 342,251.58</b>

#### *Cottages at Causton Bluff*

Operating Cash:	\$ 16,243.05
ICS – Operating:	\$30,013.41
Reserve Cash:	\$15,776.02
Reserves Roof ICS:	\$ 148,777.13
Reserves ICS- General:	\$ 52,896.14
Reserves CD funds:	\$ 960,304.59
Total	<b>\$ 1,224,010.34</b>

#### *Causton Bluff Harbor*

Operating Cash:	\$ 25,788.98
ICS – Operating:	\$30,013.41
Reserve Cash:	\$ 51,118.49
Reserves ICS:	\$ 65,857.93
Total	<b>\$ 172,778.81</b>

- Considerations for the 2025 budget need to Include:

- Landscape Mediation of Causton Harbor Drive is needed as it is washing out during heavy rain seasons.
- Some trees along Causton Harbor Drive trees need to be trimmed to reduce the canopy.
- Possibly rye seed that space in the fall/winter and then address it properly in the spring.
- Landscaping behind the gatehouse and condensing some of the signage around the gate.
- Consideration of planting on the west side of CHD from the corner of Sassafras to the drainage culvert to mirror the planting on the east side of CHD.
- We have a large stucco quote, \$9400 for 21 Piper's Pond

### **Committee Reports:**

#### **Cottage:**

- The lagoon drain at CHD and Pipers Pond is filling with silt and will need to be cleaned out to allow proper drainage.
- Stucco building codes have changed and the original product that was used for building the cottages is no longer used. A long-term solution needs to be explored. Discussion about what causes the need for some repairs and homeowners who won't allow the HOA to blow their roof and do soft washing themselves. Pressure will cause damage. Discussion about continually dealing with the cost of stucco repairs and the possibility of allocating to individual homeowners.
- Carter Hatley has looked at the damage on 5 Pipers Pond and will invoice the owner for all damage resulting from neglect by the previous owner.
- 

Common: Single pine on CHD needs to be addressed when Herrington is working in Causton Bluff.

#### **Harbor:**

- Cross-beam repairs to be done by the end of October.
- Brett mentioned that B dock has some rotten wood near the end that needs to be done and all of the electrical pedestals need to be checked.
- Rushing Electric needs to come and give us an estimate for pedestals, GFI plugs, and stainless-steel washers as some of the current ones are rusting.
- Boat slip A6 has a Dock float not ASC approved. The board asked that a notice be sent to the owner.
- A tree from a property on Pipers Pond fell about a week before the storm.
- Margaret sent a certified letter to 8 Pipers Pond regarding ASC discrepancy. ASC.
- An owner on Bartow Point Drive with the generator in the front yard wants to install shrubs. The plants are not sufficient and the owner has been asked to find a solution and apply for ASC approval to block the view of the generator
- We need an updated fee/fine schedule in place to post on Appfolio. The last one in place was from 2015.

- Brandy will create an updated fee schedule to be posted in the Rules and Regulations. The ACS guidelines and fee schedule should go out together in an email to the community once completed.
- While we would like for everyone to follow the Chatham County guidelines for golf carts, the HOA can not enforce a Chatham County guideline that states no children on golf carts.

#### Updates:

- The Pool renovation design is not complete yet. Reserve advisors want to know when this is complete so she can place the amount into the reserve study budget.
- The board reviewed the estimate from Scott for the pump repair. 3HP ACP pump, currently a 2HP pump. We will be getting the serial numbers from the pump that is being removed to compare it to Consolidated Plumbing records. It was discussed to have a platform built for the panel that is not attached to the fence for an additional fee. Possibly rock the area around the tank, or possibly pour concrete, we need a design and estimate.
- Motion to hire Reliable Septic services approved along with the additional cost. Not to exceed 10K including the panel platform.
- Notice will need to be sent to homeowners to stay out of that area during repair time and that the restrooms will be out of service.
- The flagpole rope has broken. The Squared Away estimate is \$800 for replacement due to the cost of renting a lift. Will is calling Herrington to see if they're willing to string the rope next time he's in Causton Bluff working.
- Owner at 8 St. Augustine asks for us to look at some trees on her property.
- Owner at 14 Pipers Pond asks for us to look at a tree assumed to be on common property.
- Lawnscares and Jones Control Solutions contracts are in for review. Both are increased rates.
- Jones Control Solutions contract was increased from 49K last year, to 55K. Emergency call-out rate increased from \$25hr to \$32hr with 4 hours minimum, with an increased rate when over 52.5 hours in a week. Budgeted for 8 hours per year at this time. We need to build in a larger budget amount to reflect our insurance deductible.
- There are additional charges for Mouse Pad, Jones Control, and Coastal Empire Fence resulting from the lightning strike incident. We are looking at our deductible regarding making a claim. Mouse Pad invoice for \$105, Jones Control 4275.00-3370.50 at \$20 hourly rate. Coastal Empire's invoices equal \$2,148.30.
- Motion to approve Jones Control's new contract, Approved. Approved for the hours of Monday-Friday 7:30-6pm.
- Motion to approve Lawnscares, Approved.
- Brandy is to get new quotes from other companies for homeowner trash pickup.
- An executive meeting was held regarding a lawsuit with 21 Piper's Pond at the Keystone office. In fairness for everyone involved an offer was made with the homeowner that the HOA would pay for the repairs of the gate while the owner can have his insurance pay for his car. The incident report and the admission of guilt were verbally given to the gate attendant. The homeowner rejected the offer.

Motion to adjourn 11:42 am