

Causton Bluff December Meeting Minutes

Date: 12/18/23

Call to order: Susan Brinkley called the meeting to order at 9:30am.

Present: Susan Brinkley, Will Schubert, Joel Moore, Steve Miller, Jim Lanier

Others present: Cindy Miller, Alan Roberds and Brandy Waters

Minutes:

Motion from the floor to dispense with the reading of the November Meeting Minutes and approve minutes as written. Seconded and minutes were approved by majority.

Presidents Report:

Sherri Estes handles ordering the Flags and installs and lowers them. The flag near the pool has already gotten tattered and needs to be replaced.

Susan had an email from the homeowner about some fines. Brandy to reach out to homeowner about the fines.

Brinkley would like to start the budget process in July and will discuss it with finance chair ahead of time.

Capital Contributions will be posted on the balance sheet per Alan. Funds will be placed in the reserve column but for capital projects that other funds are not allocated for.

Alan discussed the reserve accounts and their purpose for protecting money with FDIC protection.

Budget and Finance: Brief financials report, full report available on the portal. Received the 2022 financials audit report today and it will be made available on the portal.

Committee Reports:

Discussed stucco colors, roof blowing by Window Genie and the dates to be done.

Owner of 18 St. Aug Bend asked Susan Brinkley procedure to have a tree trimmed. Brandy will follow up with owner.

Discussed that landscape changes in cottage yards must allow for mowers to enter and exit without encroaching on neighboring properties. ASC is diligent when approving changes. Discussed how important it is for owners to get ASC approvals. Alan gave guidance on how to handle it. When owners make changes/improvements without getting approval.

Construction type dumpsters are to be on personal property only, not in the street or on Common Property.

This is the last meeting for Steve Miller as a Board member and the last meeting for Cindy Miller as Finance Chair. Brinkley thanked each of them for the many volunteer hours of service.

Harbor:

Scheduled repairs are being done.

B and C Dock needs replacement boards in addition to the work being done on the crossbeams and stationary walkways. Discussion regarding the Harbor funds.

The work was Unanimously approved to replace additional boards on B and C Dock as needed.

Discussed the dike and importance of maintenance. Terracon and EMC engineering companies working together for best interest of dike maintenance.

ASC-Discussed the need for knowledgeable and responsive committee members.

Discussed the need to paint all Cottage doors for maintenance purposes and changing the original color for an updated look and to regain consistency

January projects, update our handbook and provide welcome committee volunteers materials to use.

Alan: Presented the release papers that were signed once Zulu finished work at the spoil site.

5 Pipers Pond, discussed the lean we have on the property and keeping the HOA attorney involved in the process. Owner approved short sale but not listed yet.

Discussed drainage issues that create more erosion problems.

Brandy: Moving company-American Movers-damaged the gate due to moving company employees physically forcing the gates open. All expenses are billed back to the homeowner. Video has been provided to the moving company and the homeowner.

The next meeting is scheduled for Jan 15th is MLK day. Keystone will be closed - rescheduled for Tuesday 16th, 9:30 am.

Meeting adjourned at 11:42am