

Causton Bluff Board Meeting Minutes
Dec. 12th, 2022

Call to Order: by Susan Brinkley at 9:36 AM

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

Financial Review:

Account balances reflected below:

Causton Bluff Owners Association

Operating Cash:	\$ 15,499.37
Reserve Cash:	\$ 15,733.02
Truist Money Market	\$ 75,064.84
Reserve ICS:	\$ 166,081.33
Total_____	\$ 272,378.56

Cottages at Causton Bluff

Operating Cash:	\$ 50,238.47
Reserve Cash:	\$ 63,456.01
Reserves Roof ICS:	\$ 724,744.72
Reserves ICS- General	\$ 64,917.57
Total_____	\$ 903,356.77

Causton Bluff Harbor

Operating Cash:	\$ 23,067.34
Reserve Cash:	\$ 19,726.48
Reserves ICS:	\$ 65,570.04
Total_____	\$108,363.86

1. Cottages:
 - a. Roof and stucco vendor review Home Inspection reports and started walking around homes to inspect and will give report to the board to review. They will start repairing January.
 - b. Will contact owners with shallow wells to address the stains on the street curbs and those owners must pay to have the curbs cleaned.
2. ASC:
 - a. Herrington reviewed tree list and will start trimming trees in January.
3. Harbor:
 - a. Zulu is working on the finishing CDF and renewing permit and still holding off on final payment till Terracon approves job is complete.
 - b. Inspected cross braces on docks, and boards on B and C docks for replacing
 - c. pedestals for 2023 for dock C (4 total) are ordered and will take a few weeks to come in.
 - d. ordering signs for each dock slip
4. HOA has reviewed Reserve study and have edits and will discuss.
5. Piper and CHD retaining walls approved to begin 2023
6. GA Power still working on a few light post in the community, set to be finished in January.
7. Pool company will install updated pool signs and investigate possible pool leak in the off season.
8. Money received from owners in Dec and January on the special assessment, will go toward paying down the principal.
9. Updating speed limit signs. Also adding signs about the gators in lagoons and children at play.

Adjourned: 10:51 am.