

Causton Bluff Board Meeting Minutes
June 26th, 2023

Call to Order: by Susan Brinkley at 9:30 AM

Board Members Present: Susan Brinkley, Steve Miller, and Will Schubert.
Others Present: Cindy Miller (Finance Committee), Selina Brown, Amanda Mabry and Alan Roberds (Keystone Association Managers)

Financial Review: May

Account balances are reflected below:

Causton Bluff Owners Association

Operating Cash:	\$ 67,945.05
Reserve Cash:	\$ 69,477.22
Reserve ICS:	\$ 16,302.60
Reserves CD funds:	\$150,000.00
Total	\$ 303,724.87

Cottages at Causton Bluff

Operating Cash:	\$ 51,280.67
Reserve Cash:	\$ 28,573.24
Reserves Roof ICS:	\$ 13,229.65
Reserves ICS- General:	\$ 4,979.29
Reserves CD funds:	\$ 900,000.00
Total	\$ 998,062.85

Causton Bluff Harbor

Operating Cash:	\$ 51,914.67
Reserve Cash:	\$ 19,368.49
Reserves ICS:	\$ 65,651.77
Total	\$ 136,934.93

1. Cottages:

- a. 5 Pipers Pond foreclosure is moving forward, but no date has been set. Discussed the exterior maintenance issues and bushes on the home.
- b. The board approved to have the rotten privacy fence rebuilt between 2 and 3 Pipers Pond.

2. ASC:

3. Harbor:

- a. Reviewed all estimates for crossbeam repair and boardwalk replacement and approved to move forward. Keystone will inform the vendor and will come up with a schedule.
- b. Reviewed the boat slip owner information to have printed on the docks at each slip.

4. Common:

- a. The board approved the section of the gate that is missing around the community Well to be closed in with a gate to access the Well.
- b. Jones Control Solution contract for 2024 was approved.
- c. 30 Bartow owner started a payment plan and will be charged for fees and interest. Payment will be complete next month.
- d. Premier Landscaping will place sandbags with strong fillers in bags along the dike to prevent erosion.
- e. Premier Landscaping updating quote for Causton Harbor Drive retaining wall to see if it fits in the 2023 budget.
- f. Zulu's final payment continues to be held till Terracon verifies the job is complete. Terracon shared the next steps to the Board to get the job completed. The permit to complete the work has been obtained and asking Margaret to draft a letter for deadlines.
- g. Reserves study company sent out final revision. The board will look over it before sharing the report with owners.
- h. Diamond Pools looking into the leak detection results and waiting for a response for the next steps.
- i. Discussed the people who attended the Covenant meeting and the main points brought up at the meeting. Looked over who attended the meeting and how to get more owners to attend the next meeting. Met with Lawnsapes to clarify questions on the contract for the covenants. Selina went through the questions from residents at the covenants meeting. Will format better instructions for the next proxy and get another meeting scheduled.
- j. Coastal installed a larger reflector on gate entrance and exit to avoid water splashing on reflector interrupting beams that make it stay open.
- k. Reviewed a few vendor quotes to add paving and curb at the pool area. The board approved Evans Asphalt pending, Keystone confirm specifications.

Adjourned: 11:46 AM