

Causton Bluff Board Meeting Minutes
April 19, 2021

Call to Order: by Susan Brinkley at 9:32 AM

Present were: Warren Thrasher, Susan Brinkley, Don Reinke, Al Parnell via zoom, Steve Miller and Jodi Harstine (from MSM), Guests at beginning of meeting were Brett Bouy and Joanne Garcia-Melendez

Minutes from March 15th meeting approved unanimously.

Financial Review: no questions

Account balances reflected below:

Causton Bluff Owners Association

Operating Cash: \$ 49,727.37
Reserve Cash: \$ 93,385.78
Reserve ICS: \$ 165,527.68
BB&T Money Market \$ 147,381.20
BB&T Operating Account \$ 1,563.11

Cottages at Causton Bluff

Operating Cash: \$ 27,412.14
Reserve Cash: \$ 41,347.82
Reserves Roof ICS: \$ 600,626.34
Reserves ICS- General: \$ 80,208.24

Causton Bluff Harbor

Operating Cash: \$ 15,293.22
Reserve Cash: \$ 16,382.48
Reserves ICS: \$ 100,330.77
Totals: Alliance Accounts: \$244,293.74
ICS Accounts: \$ 946,693.03

Unfinished Business:

1. Covenant Revisions- Board to reach out to Committee to encourage movement on this project.
2. Harbor Dredge- DNR Permit approved, Zulu Marine to mobilize ASAP.
3. Cameras & Comcast Service-Cameras are completely installed, awaiting on Comcast construction to be completed.
4. Bulkhead- Myrick marine has begun project.
5. New vehicle decals- New design in progress, each owner will receive 2 free to be picked up from Janice at the gate when available, notice will be sent to owners. Additional will be \$5 each.

6. Gate Replacement- Discuss with the Finance Committee to determine funding and what can be completed in 2021.
7. Board has determined that there is no longer a need for a Cottages Steering Committee.

New Business

1. Mrs. Garcia-Melendez expressed concerns regarding the maintenance of landscaping in Common area behind her home.
2. Mrs. Garcia-Melendez expressed concerns regarding erosion occurring at rear of neighboring property that could affect her property.
3. Board has requested a back line survey to determine accurate property lines in order to take action on Mrs. Garcia-Melendez's concerns listed above.
4. Suggestion to hold a mid-year meeting or smaller town hall meetings: Jodi to get pricing for a tent and sound system. To be decided at the next board meeting if this will occur.
5. Mr Bouy brought the request that a few owners would like to install a fish cleaning station near their boatslips. Board will allow and reevaluate at the end of the year to determine if it is allowed to stay.

Adjourned: 12:11 PM.