

Causton Bluff Meeting Minutes

Feb 17, 2024

Call to order: 9:36am

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

Other Attendees: Brandy Waters, Alan Roberds (by phone)

Minutes approved: motion to approve Jan minutes. Approved

Financials:

Chandler stated that CDs stayed the same. Will be getting with Cindy to review contracts. Review of some new reserve items. Alliance bank is over 250 and Keystone needs to handle that correction to stay within FDIC coverage.

Board discussed need for clarity on invoices, i.e., lift station at gazebo repairs.

Common and Cottages have a few small outstanding balances. Brandy is aware and is reaching out to each homeowner with outstanding balances.

Committee Reports:

Cottages

- Stucco- 46 Sassafra is having windows replaced, Carter Hatley Stucco will do any stucco work at the homeowners expense.
- ARB approved to get 112 Cottages front doors repainted. Painting/testing color on 2 doors in the cottages before work begins.
- Brandy to get letter drafted for homeowners regarding start date once confirmed by CertaPro.
- ASC discussed deck modification and unapproved colors on multiple cottages. Keystone to follow up with owners.
- Keystone to start sending letter to owners making changes without ASC approval as ASC helps to maintain the integrity of the community.

Harbor

- When the water temp is up the cross beams will be repaired.
- Check with reserve study to see when the docks are due for replacement. The dock fingers are wobbly.
- B42 owner wanted power on dock and reported wear. Multiple fingers are worse than the one discussed. Multiple pilings have been placed in recent years, several others are showing wear.
- Harbor committee to investigate if a storm drain nearby might be dumping mud into the marina. Harbor committee still working on a maintenance schedule for the marina. We are two years out

from dredging. We are two years out from dredging. Terracon works through the government agencies to obtain permits.

- Brinkley wants to make sure that not only she and Harbor committee are reviewing the quarterly Dyke inspection report. She wants all Board Members and Keystone to read and understand the quarterly inspection report.

Common

- Alan-by phone Discussing 5 Piper, death in family. Home in reverse mortgage. Attorney filed a lawsuit against homeowner and 4 children. Brother offered to settle lawsuit by offering deed in lieu of foreclosure and not be responsible for any HOA fees. Board of directors unanimously agrees that the HOA does not want to own the property. No public notice of foreclosure has been posted at this time.
- Handbook and Welcome Packet, schedule time to complete. Brinkley meeting with Keystone to get the packet finalized and onto the portal and website. Several copies will be given to the welcome committee.
- Blue bags containing dog poop has been found all over the Community. Multiple bags on Causton Harbor Drive tossed up on the berm area., some even getting caught on the tree branches. No one can understand why someone would bag the poop and toss it aside for their neighbors to see and deal with. It is unsightly and trashy. Some people are simply irresponsible.
- Discussion of nearby Seaport and impact of traffic on President Street if approved.
- Cameras at gate are working intermittently, all others on property are working well. Keystone working with vendors to rectify.
- Brinkley discussed upcoming Webinar with Keystone and encouraged Board members to login.
- Positions of officers: Needs Updated-List at the gate, on website and in Appfolio.
 - Chandler Kinsey – Finance Chair
 - Susan Brinkley - President
 - Will Schubert-Vice President
 - Chris Yarbrough-Treasurer
 - Joel Moore-Board Member
 - Jim Lanier-Secretary

Motion to adjourn 12:08 pm