

## Causton Bluff Meeting Minutes

July 15, 2024

Call to order: 9:34am

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

Other Attendees: Alan Roberds

Minutes approved: Motion to approve June minutes. Approved

### Financials (July 2024)

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#### *Causton Bluff Owners Association*

Operating Cash:	\$ 49,585.74
Reserve Cash:	\$ 46,574.59
Reserve ICS:	\$ 105,709.78
Reserves CD funds:	\$ 159,382.95
Total	\$ 361,253.06

#### *Cottages at Causton Bluff*

Operating Cash:	\$ 19,518.47
ICS – Operating:	\$30,009.60
Reserve Cash:	\$12,620.74
Reserves Roof ICS:	\$ 137,232.57
Reserves ICS- General:	\$ 52,884.93
Reserves CD funds:	\$ 952,749.39
Total	\$ 1,205,015.70

#### *Causton Bluff Harbor*

Operating Cash:	\$ 46,915.65
ICS – Operating:	\$30,009.60
Reserve Cash:	\$ 47,791.61
Reserves ICS:	\$ 65,843.96
Total	\$ 190,560.82

Financials:

- Chandler discussed with Alan the reserve transfer update and will get the numbers to Alan and Brandy later today.

- Susan received Jones Control Solutions proposal for 2025, includes one 4-hour Saturday once per month and a 7:30 Thursday closing date with a 9% increase in hourly pay rate requested with nine holidays. Please have Janice send the new contract with M-F 7:30a-6p schedule per the BOD.

### **Committee Reports:**

#### **Cottage:**

- The tree trim project was completed.
- 51 Sassafras homeowner met with Carter then met with Joel, Will and Susan on July 4<sup>th</sup> for the stucco discussion of HOA vs HO responsibility for payment of stucco repairs. HOA is not responsible for interior repairs.

#### **Common:**

- Reviewed Buckley's drawing of proposed pool renovation. No Stucco.

#### **Harbor:**

- Docks and all sprinklers are now connected to the well. It is not potable water and needs to be posted along with homeowners notified.
- The fence along the sidewalk at the marina needs some repair. The Board members will look at the fence and come up with a solution. Susan suggested Dock piling and rope be a replacement.
- Unauthorized float needs to be removed from the dock. Boat Slip A6 Would require a DNR permit.

#### **ASC:**

- Newsletter needs to be sent to cottages homeowners- that was noted in June minutes.
- Potential buyer for a house that is on the market wants a guarantee they can install a pool. Joel let them know that the-ASC will only discuss ASC applications with owners.
- Keystone needs to send a letter to a homeowner on Bartow Pt. Drive. They need to "disguise" a generator they had installed.
- A fine schedule needs to be finalized. It needs to reflect the rules and regulations in the governing documents.

#### **Updates:**

- Attorney has been contacted for discussion regarding the color of the recently installed deck at 8 Pipers Pond. The attorney will be sending a letter.
- Lift Station: needs to be fixed ASAP. Will contacted Hutson plumbing \$27,900. Moss Green Utilities suggested a full swap of \$42K bid. Reliable Septic Tanks suggested new pumps and leave the existing holding tank in place. PlumbPro suggested replacing one pump and electrical for approximately \$20K.
- HOA attorney is unable to send letter to Consolidated Plumbing due to a conflict of interest as she has represented them. Brandy will ask a different HOA attorney for guidance.
- New business: Susan Brinkley bought 5 Pipers Pond as a short sale.
- A virtual meeting was held with Reserve advisors. In order to update the reserve study, they need the price of the pool replacement. We do not have those numbers yet. Once we get the pool cost, Reserve Advisors will update the study. Portions of the fences are to be replaced in the cottages in 2025. We need a plan to proceed

on which fences will be replaced, since the study is for a portion of the fences to be replaced and not all of them at one time. There is 24K in reserve for this project.

- 21 Pipers Pond hit exit gate in April. The homeowner wants compensation for damages to his car and feel he's not responsible for damages to the gate.
- 28 Bartow is requesting a community garden. BOD says there is no common property suitable for a community garden. Brandy will need to send a letter.
- Someone asked why minutes are not posted prior to 2019 on Appfolio. All minutes prior to 2019 are on the Causton Bluff website not on AppFolio. The BOD doesn't feel the need to spend money to have minutes going back many years copied to AppFolio when they are available on the Causton Bluff website.
- Gazebo rental currently requires a deposit of \$100 with the owner getting a full refund following a post event inspection. Susan Brinkley suggested that we change the agreement to NO DEPOSIT. IF Gazebo is not left cleaned, with trash removed from property then a fee of \$150 will be posted to owners account.
- Gate: The motor to the entrance gate was hit by lightning on June 28th. Costal Empire, Comcast and Mouse Pad need to be brought together to know exactly who is responsible for different repairs and parts.
- All board members suggest an insurance claim be filed regarding the lightning strike to cover cost of gate repairs and gate attendants on site 24/7.
- Mouse Pad needs to fix the time on the recording and keep it current.

Motion to adjourn 11:48 am