

CAUSEWAY ON GULL
BOARD OF DIRECTORS MEETING
January 30, 2010

1. Association President, Tom Kraus called the meeting to order at approx. 9:00 a.m. Also present from the Board were Pat O'Hara, Gloria Williamson, Mark Nagel, Glen Johnson, and Doug Johnson. Terry Miller, Jim Kirkpatrick, and Bob Edstrom were absent. Ad Hoc Committee members present were Laura Johnson, Chuck Standfuss, Dennis Nordstrand, Daryl Luthens, and Robert Hanson. Legal Counsel, Dick Hawke, and Narveson Management Representatives Neal Narveson and LeAnne Rundhaug were also present.
2. A motion was made and seconded to approve the minutes from the Meeting Before the Annual Meeting held November 22, 2009. The motion carried. A motion was made and seconded to approve the minutes from the Meeting Following the Annual Meeting held November 22, 2009. The motion carried. A motion was made and seconded to preliminarily approve the minutes of the Annual Meeting held November 22, 2009. The motion carried.
3. Committee Reports
 - A. Finance Committee – Mark reported that he reviewed the December 31, 2009 financial statement. Approx. \$50,000 has been collected for the replacement fund. These funds are being transferred out of the checking account into the replacement reserve savings account. There was discussion about setting up a Reserve for Bad Debt account for the developer fees that are not being collected. Management was directed to seek the advice of the accountant who prepares the Association taxes. Dick reported that there could possibly be some upcoming changes to the laws regarding reserve funds. There was discussion regarding association receivables and the collection process.
 - B. House & Grounds Committee –There was discussion regarding the replacement reserve fund and which projects to commence. Following discussion:

A motion was made and seconded to directing management to obtain updated bids to be e-mailed for review by the Board to install a shingle roof on unit 11/12 this Spring. The motion carried.

A motion was made and seconded authorizing management to purchase 40", 120 Htz, flat screen TV's, with mounting brackets when necessary, for the units. The motion carried.

Management was directed to purchase black appliances in an effort to standardize the look of the units.
 - C. Communications Committee – Pat reported that some changes have been made to the web-site. He is working on the Spring Newsletter. There is information about Point to Point Destinations and an article about the RCI and II policy that maintenance fees be paid prior to banking weeks. The Bylaws still need to be put on the web-site.
 - D. Policy Committee – There was nothing new to report.

4. Management Report :
 - A. Neal reported that the lease has not been signed with Gull Lake Marine (Crystal Pierz). Following discussion, a motion was made and seconded requiring the lease be signed by March 1st. If the lease is not signed at that time, Management was directed to begin looking for another lessee. The motion carried.
 - B. It was questioned if RCI Points owners who own week 53 should receive the Points for the week, or only be able to use/occupy the week. It was determined the Point's could be deposited into their RCI accounts.
 - C. It was reported that two of the units are being switched to fluorescent lighting as a test.
 - D. Recycling will be available to owners in March; however owners will need to follow the rules for recyclables as outlined by Nisswa Sanitation.
5. Old Business:
 - A. Dick updated the Board on the progress of the title work being completed for the foreclosures.
 - B. There was discussion regarding resale efforts and the re-registration process. Neal, Mark, Pat, and Daryl were appointed as a subcommittee to address some policy issues for the re-registration.
6. New Business:
 - A. Following discussion, a motion was made and seconded to renew Dick's attorney retainer agreement as proposed. The motion carried.
 - B. Dick reported that two Judgment liens were filed against Causeway Development. Following discussion, it was determined that letters should be sent to owners who may be affected notifying them that there may be a potential lien on their interval week because of the Judgment.
 - C. Following discussion, a motion was made and seconded resolving that owners who have deeded their weeks back to Causeway Development would not be responsible for maintenance fees from the date the deed. The motion carried. (They would still be responsible for the fees prior to deeding the week back to Causeway Development.)
 - D. It was reported that the bank will probably be foreclosing on Gull Partners. Following discussion, a motion was made and seconded authorizing Dick to deal aggressively with the situation, taking legal action if necessary. The motion carried.
 - E. Tom will assign and call the Board members with their committee assignments.
 - F. The next Board Meeting is scheduled for Saturday, May 1, 2010. The Board will meet at Dick's office at 9:00 AM.
7. A motion was made and seconded to adjourn. The motion carried and the meeting was adjourned.