

**CAUSEWAY ON GULL
BOARD OF DIRECTORS MEETING
NOVEMBER 11, 2017**

1. The meeting was called to order by Association President, Steve Wagner. Also present from the Board were Roy Jensen, Pat O'Hara, George Deliduka, Daryl Luthens, Doug Weber, Doug Johnson, and Shirley Mitchell. Chuck Standfuss was absent. Rob Hanson was present from the Ad Hoc Committee. Gloria Williamson and Dennis Steele were absent. Legal Counsel, Dick Hawke, Legal Assistant Robyn Marah, and Narveson Management representatives Neal Narveson and LeAnne Rundhaug were also present.

2. Meeting Business:
 - A. There was discussion regarding nominees for the three Board positions that will be elected during the Annual Meeting. Pat and Shirley 3 year terms are up and would like to rerun. Doug's three term limit has expired, so he cannot run this year. Following discussion, a motion was made and seconded to also nominate Rob Hanson from the Ad Hoc Committee to the Board during the Annual Meeting. Doug was asked to serve on the Ad Hoc Committee.

 - B. Neal updated the Board on the insurance claims that are pending for the damage caused by the storm this past September. There is still some uncertainty if the deductible will be per unit, or per occurrence. There are still three units that cannot be occupied because of broken windows and four duplexes that need the roofs replaced as soon as possible. The rest of the work will occur next spring.

 - C. Roy reported that the living room furniture and carpet in units 7 and 32 will need to be replaced due to storm damage and had some fabric and carpet samples for the Board to look at. Following discussion the Board agreed to purchase a Marshfield couches with a better mattress and mechanism with Palance Chestnut fabric, and chairs with Camel fabric.

 - D. Roy also reported that the air exchanger in the pool area still needs to be repaired and the furnace in the maintenance building needs to be replaced. There was discussion regarding purchasing one of the trucks from NMI for the maintenance department. The Board agreed that the 4 wheel drive truck would be a better option for the resort and if NMI will sell it the Board would offer dealer trade-in value.

 - E. Neal reviewed the reasons he proposed a management fee increase during the last Board meeting. Following discussion, a motion was made and seconded to revise the addendum page of the management contract to reflect a 0% increase in management fees in 2018, a 3% increase in 2019, and a 3% increase in 2020. The motion carried.

 - F. There was a brief discussion regarding ways to generate more revenue. Neal is still working on a lease program that he hopes will start moving forward soon. The program could bring in \$75,000 - \$100,000 of revenue annually. RCI also has some other rental programs that they would like to test with Causeway.

 - G. There was discussion regarding how scam companies operate. Neal mentioned that they have been working with some of these companies to get the weeks back in order to avoid expensive foreclosures.

- H. Steve mentioned that he has received some negative emails about the \$20 convenience fee that was implemented on credit card charges.
- I. Doug mentioned that he doesn't like some of the wording in the Golf Cart Rental Agreement the staff is currently using, and would like to discussing how it could be reworded during the January meeting.
- J. Dick introduced Robyn. Robyn has been helping him work on the deed issues and getting some weeks back. They are currently focusing a little more on the Izatys issues.
- K. There was a brief discussion regarding the relationship with the Marina tenants.
- L. Neal reported that bed bugs were found in unit 10 again. The staff did everything that the pest control company recommended and even had a dog come out to go through the unit. But management is concerned about the reoccurrences.
- M. A motion was made and seconded to adjourn. The meeting adjourned.