

**CAUSEWAY ON GULL**  
**BOARD OF DIRECTORS MEETING BEFORE THE ANNUAL MEETING**  
**NOVEMBER 12, 2023**

1. The meeting was called to order by Association President, Steve Wagner. Also present from the Board were Daryl Luthens, Jim Leukam, Sue Brennan, Doug Weber (by proxy), Doug Johnson, George Deliduka, Rob Hanson, and Pat O'Hara. Present from the Ad Hoc Committee were Roy Jensen, Kitty Haselkamp, and John Zimmer. Chuck Standfuss and Dennis Steele were absent. Neal Narveson, Mindy High, and LeAnne Rundhaug were present from Narveson Management Inc.
2. A motion was made and seconded to approve the minutes of the meeting held October 7, 2023. The motion carried.
3. Committee Reports:
  - A. Finance Committee:
    - a. The Board reviewed the information to be reported on during the Annual Meeting.
  - B. House and Grounds:
    - a. Jim reported that the carpet in unit 40 was recently replaced. He has been in touch with the carpet contractor, and the installer will be more involved with inspecting the units following installation. It was noted that the carpet in the 6-plex units 53 – 58 will also be replaced.
    - b. Jim noted that the maintenance department is working hard to get projects completed. There was discussion regarding having owners come up and help with specific projects. Neal has a call in to the insurance agent to see if there will be any problems with doing so.
    - c. A preliminary Capital Reserve Analysis was distributed to the Board. This will be a work in progress and will be posted on the Association website after the Board has time to review and make and needed changes.
  - C. Policy Committee:
    - a. The Board had been sent a blue line version of the Policy Manual. It basically was taking out items that referenced the developer who is no longer involved with the Association. A motion was made and seconded to approve the newest version of the Policy Manual. The motion carried.
    - b. Brenn Fromm raised the following questions: Regarding the rental policy and the \$500 fine for violating, what is the policy so that every owner is aware of it. How does the Board intend to deal with the fact that the new policy violates the Association declarations? The Board got a verbal opinion from their attorney that policy is consistent with their documents and does not violate their documents.
    - c. Regarding the marketing of rentals, the Minnesota Department of Health (MDH) states that Causeway on Gull can market rentals any way they chose with their Resort License, however, it does not allow owners to do whatever they want to conduct rental business. The Commerce Department also requires a broker's license when conducting a rental program.
    - d. Two additional items that will be added to the Policy Manual will be regarding smoking cannabis at the resort and charging electric vehicles. A suggestion was made to check with the City of Lakeshore to see how they are regulating. The Board will also be addressing reimbursements for Board members.

4. Management Report:

- A. Neal updated the Board on the national companies that he has been in contact with regarding using/acquiring some of the Association's unproductive inventory. He feels that the company with the most potential positive impact for the Association, is the company acquiring weeks and paying maintenance fees. The Board has already authorized Steve and Neal to proceed with that option, along with the other Associations NMI manages.

5. Meeting Business:

- A. Steve reported that there still has not been a definite plan put in place for the hot tubs. Neal reported on some of the past problems with the MDH and the hot tubs. He did, as instructed by the Board, get a definitive answer regarding OSHA and the confined space standard, and it does appear to be an OSHA violation to send his employees to work on the hot tubs based on what the MDH sent him. Discussion regarding the hot tubs was deferred to the next meeting, so the Board can discuss it further at the Annual Meeting later in the day.
  - B. The Board interviewed Roy Jensen, Kitty Haselkamp, Randy Waskul, Brenn Fromm, and Amanda Kujala for the Ad Hoc Committee. Following the interviews, the election was conducted by written ballot and Roy, Kitty, and Amanda were elected to the Ad Hoc Committee.
  - C. Following discussion, a motion was made and seconded to nominate John Zimmer, Daryl Luthens, and Rob Hanson for election to the Board during the Annual Meeting. The motion carried. Pat O'Hara will do this as the Association Secretary during the meeting.
- A. A motion was made and seconded to adjourn. The meeting adjourned.