

Board Meeting Minutes

February 22, 2024 Causey Board Meeting commenced at 7:30 pm with board members Brian Hennefer, Larry Sanders, Mark Henderson, and Boyd Clayton present. Lynn Wood, Association Treasurer also attended the meeting.

The board unanimously approved minutes of the October 4, 2023 board meeting.

Lynn Wood reported on the Association financial position. \$32,000 was added to the reserve in 2023. Lynn reported the revenue side is fairly consistent from year to year, it is the expenditures which change our position from year to year. The board consciously minimized expenditures in 2023 because until the uncertainty regarding the culvert replacement was resolved. Unfortunately that happened so late in the year other projects could not be completed.

The board discussion turned to the 2024 budget and Lynn went through each budget category and adjustments were discussed. It was noted significantly more work on the road needs to be done this year. There was discussion about whether the budget should continue to contemplate dust guard since the work has not occurred for several years. After discussion the board decided to leave the budget item and look for a better way to insure the work gets done.

The board discussed winter grooming and the loss of consistency since Russell Kuck has moved to Arizona in the winter. No clear resolution to the issue was identified. There was discussion that if a drag was available most machines could pull some lot owners might choose to use it when the road gets rough.

The board discussed the line item for the website. That issue has been resolved for significantly less money than was budgeted, so sufficient money to pay monthly for the website (about \$240) was moved to the administration line item and the website line item removed from the budget.

It was also pointed out that the 2023 budget erroneously omitted dues credit to Lynn for his work as treasurer. It is reflected in the 2023 actuals as work day credits but will be corrected in the 2024 budget.

Lynn agreed to update the spreadsheet to reflect the changes requested by the board and provide it for distribution as the proposed 2024 budget.

Board member Garrett Lowe joined the meeting as the discussion turned to securing Causey interest and control over land where water infrastructure is located. Boyd reported that Weber County in January agreed to look into the conditions under which they would approve dedicated common ground being conveyed because the owner of the land expressed a preference for a land swap. The Weber county commission was re-contacted the week of the board meeting but so far has been unresponsive. A draft guidance document with the Association's position and

options for resolving the land issue has been prepared and with slight revisions is ready to be shared with the land owner.

The board discussed the coming annual meeting and identified some topics which should be discussed. Another board meeting was scheduled for March 28, 6 pm to finalize the annual meeting agenda.

The board discussed the Causey Website. The water and gate monitoring are running on the website and Causey is now paying for it monthly with the Causey credit card. Lot owner personal information (mailing address and phone number) have been moved to pages protected with lot owner gate codes and the "moose" password has been eliminated. The board discussed whether that was adequate security for the information and concluded both methods were about equivalent for security but lot gatecodes are something all lot owners use and wouldn't require additional effort to maintain.

The board meeting was adjourned.