

CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 12, 2022
689 Elnor Road

ATTENDANCE

Pat Evans, Richard Hanley, Derek Harris, Donald Henshaw, Pete McKenney, Denny Smith
1 Resident

Denny called the meeting to order at 6:04 PM. He turned the meeting over to Richard for the Treasurer's Report.

TREASURER'S REPORT

Richard reviewed the December 2021 Financial Statement:

- December 2021 Balances:

Checking	\$ 55,967.74
Savings	\$ 8,199.70
Reserve Funds	\$161,834.11
- He reported that the Association will be receiving annual dues for 2022 from 192 lots for a total of \$48,000.00. As of this date \$28,750.00 has been received and deposited; \$2,750.00 had just been received and is ready to be deposited. Dues for 66 lots have not yet been received.
- **Budget Overview and Discussion**
 - The proposed Budget was presented and discussed. A few questions were asked and adjustments were made. Richard will incorporate those into a revision to be presented at the February meeting.

COMMON AREA REPORT

Pete reported that everything looks good at both Common Areas but that the rocks dumped at the gap at the launch ramp in Common Area 1 had not fixed the problem. Denny and Richard will look into this and try to remedy the situation.

Denny stated that a resident had brought to his attention that the ramp to access pier 2 has a "lip" to it where it meets the grass making it inaccessible for the wheelchair of the person who has a boat slip on that pier. The Board discussed ways to fix this and will make the adjustment as soon as possible.

Richard reported that he has purchased new life rings and fire extinguishers in both Common Areas and that they have replaced the old ones.

The Board discussed the reconstruction of pier 3 and the possibility of shifting pier 3 over to the left about 2 feet. Denny said he would call Peery Agee to have him review the area and determine if this was possible.

COVENANT VIOLATIONS

Ongoing

REVIEW ACTION ITEMS

There were no prior action items to review; however, 2 new were added.

- *Research waterproofing the new piers.*
After discussion about having the new piers waterproofed, this was added as a Board Item to research.
- *Redistribute rocks at gap at launch pier in Common Area 1*
Denny and Richard will look into this.

OLD BUSINESS

No items within this category.

NEW BUSINESS

No items within this category.

MEMBER COMMENTS OR QUESTIONS

There were no member questions or comments.

The meeting was adjourned at 7:49 PM.

The next meeting of the Board of Directors will be held on
Wednesday, February 9, 2022
6:00 PM
689 Elnor Road

MOTIONS/VOTES

There were no Motions or Votes.

CNABOD/pie

Approved by email: Harris, Henshaw, McKenney, Smith