

**CUCKOO'S NEST ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
October 9, 2021  
689 Elnor Road**

**ATTENDANCE**

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

Denny called the meeting to order at 9:01 a.m. He turned the meeting over to Richard for the Treasurer's Report.

**TREASURER'S REPORT**

Richard reviewed the September 2021 Financial Statement:

- September 2021 Balances:
  - Checking       \$ 37,380.00
  - Savings         \$ 8,199.47
  - Reserve Funds \$157,811.51

Denny asked if there were any outstanding dues. Richard reported that there are and that he discussed with the lawyer on the best way to proceed.

**COMMON AREA REPORT**

- **Update on Authorization Forms Received for Pier 3**  
Pat reported that all but one have been received and the resident says it has been mailed.
- There was discussion about gate cards, how to track and maintain upon sale of property. The procedure is spelled out in the Gate Procedures but is not being followed by most lot owners/residents. It was decided that a letter reiterating the proper transfer procedure would be created and be sent to the lot owner/resident as soon as the Board was aware a property was up for sale. A similar letter to the buyer/new owner would be included in the POA Packet. The Gate Procedures are already included in that packet. Pat will draft the letters for the Board's review.

**COVENANT VIOLATIONS**

Ongoing

**REVIEW ACTION ITEMS**

- *Look into reinforcement or redo of seawall at beach*
  - It was originally decided that this would be tabled until spring; however, due to the current timelines of contractors, it was discussed that it would be a good idea to get estimates now as any work might not be scheduled for quite some time. Also discussed was refacing instead of redoing the entire wall. Denny, Donnie, and Pat will get estimates from 3 different contractors.
- *Evaluate gap/hole at end of ramp in Common Area 1*
  - Richard volunteered to get rip rap and dump in the gap.
- *Estimate for more gravel for Common Area 2*
  - Pete reported that Dominion had replaced the gravel in Common Area 2. Richard added that they did a great job and the new gravel looks great. Item completed.

DATE	ACTION ITEM	RESPONSIBILITY	STATUS
7/10/2021	Look into reinforcement or redo of seawall at beach	Denny, Donnie, Pat	Getting estimates
4/10/2021	Evaluate gap/hole at end of ramp in CA1. <i>Richard will look into possibility of dumping concrete in gap.</i>	Richard	Working

**OLD BUSINESS**

There were no items or discussions under this topic.

**NEW BUSINESS**

Richard distributed a copy of a letter to be included with the Dues Invoice. This letter explains the responsibility of the owners/lessees of boat slips on Piers 1-7 in Common Areas 1 and 2. He also mentioned that the person to whom the Board previously out-sourced the mass mailings is no longer in business so he and Pat will be coordinating and mailing the dues invoices and letter of responsibility. Richard requested that the Board review the letter and if there are any additions or changes to call him by Friday, October 15, 2021.

At 10:18 Richard motioned to end the meeting. Donnie seconded the motion. The meeting was concluded at 10:18 a.m.

The next meeting of the Board of Directors will be held on  
Saturday, November 13, 2021  
9:00 a.m.  
689 Elnor Road

**MOTIONS/VOTES**

There were no deciding Motions/Votes at this meeting.

CNABOD/pie

Approved by email: Hanley, Harris, Henshaw, McKenney, Zeranski