

**CUCKOO'S NEST ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
November 13, 2021  
689 Elnor Road**

**ATTENDANCE**

Pat Evans, Richard Hanley, Derek Harris, Donald Henshaw, Pete McKenney, Paul Rippeth, Denny Smith, Megan Zeranski  
1 Resident

Denny called the meeting to order at 9:00 a.m. He turned the meeting over to Richard for the Treasurer's Report.

**TREASURER'S REPORT**

Richard reviewed the October 2021 Financial Statement:

- October 2021 Balances:
  - Checking           \$ 36,935.10
  - Savings           \$ 8,199.47
  - Reserve Funds   \$157,811.51

Denny asked if there were any outstanding dues. Richard reported that there is still one. Denny suggested that information be compiled and reported at the next meeting to determine if the Board will file a lien or pursue process with a lawyer.

Denny also asked if there were still outstanding boat slip payments from piers 1 and 2. Richard and Pat responded that there are a couple and that a letter had been sent to those residents/lessees. Denny suggested sending another letter letting them know that if payment was not received a lien would be placed on their property. Richard said that he would reach out to these couple people by phone first.

Richard presented the bill for stone he purchased to fill the gap at the launch ramp in Common Area 1.

Richard made available the October bank statement so that Board members can review as an audit to the financial statement.

**COMMON AREA REPORT**

- **Update on Authorization Forms Received for Pier 3**  
Pat reported that all forms have been received.
- **Pier 3 Information Letter**  
The letter was reviewed. Richard requested that one item be added. Pat added that item during the meeting. The letter will be included, to Pier 3 slip owners/lessees, with the invoice mailing.

**COVENANT VIOLATIONS**

Ongoing

**REVIEW ACTION ITEMS**

- *Look into reinforcement or redo of seawall at beach*
  - Board was going to meet together at the beach to see what needs to be done but did not after this meeting.
- *Evaluate gap/hole at end of ramp in Common Area 1*
  - Richard purchased stone and deposited it into the gap.

DATE	ACTION ITEM	RESPONSIBILITY	STATUS
7/10/2021	Look into reinforcement or redo of seawall at beach	Denny, Donnie, Pat	working

**OLD BUSINESS**

There were no items or discussions under this topic.

**NEW BUSINESS**

Denny suggested that meetings be moved from Saturday mornings to an evening during the week. While there was much discussion about this and motions were made, it was ultimately decided to table this until the December meeting.

Richard mentioned that the life rings situated at the two Common Areas are in poor shape and should probably be replaced. He added that maybe additional should be purchased to be set at each swim platform as well. Also, additional fire extinguishers. It was suggested that this be put on the December meeting agenda.

Richard informed the Board that the owner of the business who did the mass mailings for the Association had to close her business due to a sudden accident that has affected her health. A Fundraiser has been set up to help her with expenses. He asked if the Board would consider a donation as she had done work for the Board for many years. Paul motioned to donate to the fund, Pat seconded the motion. Seven voted yes, one voted no. It was decided the Association would contribute \$100.

At 10:06 Richard motioned to end the meeting. Megan seconded the motion. The meeting was adjourned at 10:06 a.m.

The next meeting of the Board of Directors will be held on  
Saturday, December 11, 2021  
9:00 a.m.  
689 Elnor Road

**MOTIONS/VOTES**

**Motion to Donate to Fundraiser for Owner of North Star Press**

Paul motioned to donate to the fundraiser for the owner of North Star Press. Pat seconded the motion.

Yes votes: Evans, Hanley, Henshaw, Rippeth, Smith, Zeranski

No vote: McKenney

CNABOD/pie

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