

CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
December 11, 2021
689 Elnor Road

ATTENDANCE

Pat Evans, Richard Hanley, Donald Henshaw, Pete McKenney, Eddie Owens, Paul Rippeth, Denny Smith, Megan Zeranski

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 November 2021 Financial Statement:

- November 2021 Balances:

Checking	\$ 39,899.45
Savings	\$ 8,199.47
Reserve Funds	\$160,696.11
- Richard reported that approximately ¼ of the dues have already been received.
- Richard had questions regarding the creation of the 2022 Budget. Megan volunteered to work with Richard to help prepare a proposed budget to be presented at the January 2022 meeting.
- Richard suggested researching new vendors for lawn care and for the port-a-potty. The Board discussed some names of services. Richard will contact them and report back with information at the next meeting.
- Richard stated that since the person the Board had previously used for mass mailings was no longer in business this would be done in-house going forward. This will include invoices for dues and the Annual Meeting and Elections.

COMMON AREA REPORT

Richard reported that he had worked many hours at the Common Area removing leaves. Was that something our lawn service was supposed to do? We had not yet received a bill for leaf removal. Denny commented that, in the past, the leaf removal was done too early so the Board had asked the lawn service to wait until December, this year, so that most all the leaves would be down when the leaf removal was performed.

Richard revisited, from the November meeting, the need for the replacement of the life rings and fire extinguishers at the Common Areas. He reviewed information regarding pricing. The Board agreed this should be done and decided to move forward with the purchase and replacement.

Richard mentioned that Bell Survey is scheduled to meet him at Common Area 2 on Tuesday, December 14, 2021, at 10:30 a.m. to review the area to draw up plans for future replacement of piers 4-7. He asked Denny to attend that meeting.

COVENANT VIOLATIONS

Ongoing

REVIEW ACTION ITEMS

- *Look into reinforcement or redo of seawall at beach*
Donnie stated that he and Denny had walked the seawall and do not see any need for replacement. The seawall is structurally sound. This item was removed from the Action Items List.

OLD BUSINESS

No items within this category.

NEW BUSINESS

The Board revisited the idea of moving the Monthly Board Meetings from Saturday morning to an evening during the week. After some discussion Denny motioned to move the meetings to the 2nd Wednesday of the month beginning at 6:00 PM, ending no later than 8:00 PM. Paul seconded the motion. This would be on a trial basis until the Annual Meeting. A vote resulted in: 7 yes, 1 no.

This change will be communicated to all residents via email and USPS, accordingly, and changed on the website.

LALC has leased all boat slips and thus no longer has a controlling interest in slip transfers. The Board requested that an article be put in the Winter/Spring Newsletter informing all slip owners of this change. The article would request that if, for any reason, a current slip owner transfers ownership of their slip to another lot owner/resident of Cuckoo's Nest, that transfer be communicated to the Board so that the Board's records are kept up-to-date.

The end-of-service of the current Board members was reviewed. There will be 3 Board positions up for election in June 2022.

The Board discussed the possibility and options of accepting dues payments via electronic payment, i.e., Venmo, PayPal. It was decided that this would not be available for dues being collected for 2022 but would be brought up for discussion at the Annual Meeting to see if it was something to be added for collection of 2023 dues payments.

At the October meeting Derek had requested that a letter/memo be created regarding the proper transfer of the gate access cards upon the sale of a property. A memo was created and Pete will include in future POA Packets. Pat will send a copy to the seller.

There were no member questions or comments.

Pete motioned to adjourn. Paul seconded the motion. The meeting was adjourned at 10:58 AM.

The next meeting of the Board of Directors will be held on
Wednesday, January 12, 2022
6:00 PM
689 Elnor Road

MOTIONS/VOTES

Motion to Move Monthly Board Meetings to a Weekday Evening

Denny motioned to move the meetings to the 2nd Wednesday of the month beginning at 6:00 PM, ending at 8:00 PM. Paul seconded the motion. This would be on a trial basis until the Annual Meeting.

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

No vote: McKenney

CNABOD/pie

Approved by email: Harris, Henshaw, McKenney, Rippeth, Smith, Zeranski