

**CUCKOO'S NEST ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**February 8, 2020**

**Board members in attendance:**

Jim Amrein, Larry Blanks, Kathi Cline, Pat Evans, Pete McKenney, Eddie Owens, Paul Rippeth  
1 Resident

The meeting was called to order at 10:00 a.m.

**TREASURER'S REPORT**

Kathi Cline presented the January Financial statement for board review. Dues for 130 of the 170 lots have been received.

There are still two properties with unpaid dues from 2019. Special invoices have been sent to these property owners.

**COVENANT VIOLATIONS REPORT**

No change.

**COMMON AREA REPORT**

A storage shed has been purchased and installed in CA2. A lock has been purchased and attached to the shed door.

Additional gravel is needed for the entrance area of CA2. Mr. Vaughn has been contacted regarding the purchase and delivery.

New contracts are up for bid for service providers for lawn maintenance and portable toilets. It was decided that a search for a new lawn service is needed. Pete McKenney will put an ad in the local newspaper.

**OLD BUSINESS**

The 2020 Budget was discussed, in depth, but not yet approved. As structures within the Common Areas age, as well as planning for future enhancements to ensure both Common Areas adequately service the community, the need for a long-range (5-10 year) plan was discussed.

A dock contractor was selected pending response to the Board's revised requests from the original estimate requests. It was mentioned and decided that there should be a project manager so that the contractor will have one designated Board member to contact. It was suggested that Jim Amrein, who has considerable contractor/project manager experience, take on that position. He accepted. The contractor will be contacted so final details can be made and a project start date can be determined. As soon as a start date is set, a letter will be sent to residents outlining their responsibilities. Information addressing these responsibilities was previously communicated in the Summer/Fall Newsletter.

Regarding adoption of the revised By-Laws, it was decided that Board members are to do a final review and send their vote to approve or not approve to the Board's email address by 5:00 Friday, February 14, 2020.

**NEW BUSINESS**

With the installation of the electronic gates it was decided that Parking Passes are no longer needed for the Common Areas. The Guest Parking Pass Procedure will be eliminated from the By-Laws and removed from the Documents Section of the Website. The Board will request; however, that any resident/lot owner expecting a significant number of guest vehicles at a Common Area please email the Board at [info@cuckoosnestassociation.com](mailto:info@cuckoosnestassociation.com) of the date(s) and times these vehicles will be parked in the Common Area. The Board will work with the resident to ensure entrance to the Common Area, for these guests, is as accessible and efficient as possible.

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The discussion regarding residents' being permitted to affix items to docks (i.e., floating lifts) was tabled and will be discussed at a future meeting.

**RESIDENT/MEMBER COMMENTS & QUESTIONS**

None

**OTHER BUSINESS**

None

The meeting was adjourned at 12:12 p.m.

The next meeting will be held on Saturday, March 14, 2020.

Location: 689 Elnor Road