

**CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
353 Wilson Street
6:00 PM**

Paul called the meeting to order at 6:01 P.M.

Attendance: Richard Hanley, Donnie Henshaw, Jim Howard, Pete McKenney, John Olyha, Paul Rippeth, Denny Smith

TREASURER'S REPORT

In Meghan's absence Paul reviewed the January 2024 Financial Report

- Checking \$37,062.98
- Savings \$8,201.43
- Reserve Funds \$37,443.74
- CD's \$185,000.00

Dues Updates as of 2/2/24

164 out of 191 received, 86%

Late fees will now be requested for all pending dues payments

Ashley sent out email for second dues notice to all lot owners missing dues in January; Ashley will send out mailed late notices by end of this week

Pending new owner info for lot 63

COMMON AREA REPORT AND CONCERNS

Caps have been replaced in both Common areas

Need to order more to keep in the shed

COVENANT VIOLATIONS TEAM REPORT

Update on current or new violations. – Ongoing

REVIEW ACTION ITEMS

Lawn care contract bids

The Board reviewed 4 bids, comparing prices and services, Richard motioned for CWW John seconded the motion.

Reserve Study repairs

Richard will tighten loose screws on the common area boat docks, and Paul will inventory number of boards that need replaced so The Board can see if any need purchased

OLD BUSINESS

Reconstruction of Pier 7

Denny is waiting on Dominion's response, will continue to push for response and see if any updates by next meeting (April) before making any decisions.

NEW BUSINESS

Short Term Rentals

The Board will gather short term rental's information with owners list.

Secretary will put together a form asking for Contact Info and an Emergency Contact.

Needing this information will be included in the Spring Newsletter

Spring Newsletter

To be sent out in March, Secretary will request info needed via email from The Board

Board Elections

Secretary to send follow-up

Topics of discussion to be added to info sent out to residents: Pickle Ball Court, Pier Replacements, Reserve study

MEMBER COMMENTS AND QUESTIONS

Pickle Ball Court

To be discussed at annual meeting

March Board Meeting

Paul cannot host; all agree best to cancel due to location and number of Board members who could not attend

Reminder that no one Board Member can make a decision pertaining to contractual or legal issues; all in agreement

Pete mentioned a question had been raised about The Board restricting bright lights on boathouses: this has not been a topic of discussion, and the board is not considering anything at this time.

Listen to concerns, questions, or suggestions from attending lot owners/residents.

The next meeting of the Board of Directors will be held on

Monday, April 1, 2024

6:00 PM

353 Wilson St

MOTIONS/VOTES

Richard motioned for CWW to the lawn contract John seconded the Motion.

Votes: yes – 7, no – 0

Motion passed 7-0

Paul motioned to cancel March's meeting Jim seconded the motion.

Votes: yes – 7, no – 0

Motion passed 7-0

Paul motioned to adjourn. Jim and Denny seconded the motion. The meeting adjourned at 7:06 P.M.

Approved by email: Richard Hanley, Pete McKenney, John Olyha, Paul Rippeth, Denny Smith