

Preliminary (for approval) - Minutes of Annual Cuckoo's Nest homeowner's Association meeting, held on May 31, 2008, at the Cuckoo's Nest Common Area II.

Director's attending were: Gene Wyatt, Diane Thoman, Richard Hanley, John Blair, Lorenda Ward, Toni Acton and Tim Coleman.

Gene Wyatt called the meeting to order at 10:06 AM

A count was taken of homeowner's. There were 15 lots represented. It was noted that this satisfied the needs of a quorum.

- Gene Wyatt introduced the officer's present
- Tim Coleman read the minutes of last year's annual meeting
 - A motion was made and seconded to approve the minutes. A vote was taken and passed unanimously
- Gene Wyatt listed accomplishments over the past year
 - During low water level it was necessary to add gravel to both launch ramps. This extended their usefulness to deeper water
 - Work was done on the launch ramp in Common Area II to repair and prevent erosion around the access point to the pier
 - Additional maintenance was done on all piers
 - Liens have been placed on four lots
 - This work has been slowed due to the death of our attorney. A new attorney has been chosen and is being advised on our situation
 - 1 owner of two lots has not paid for five years
 - 1 lot is in foreclosure and should be resolved within the next week or so

- Lorenda Ward presented the Treasurer's report in Ron Witmer's absence (see attachment).
 - John Blair moved to accept the Treasurer's report. The motion was seconded. A vote was taken and approved unanimously.
- Gene Wyatt discussed "Old Business"
 - Parking passes will be reinstated this summer
 - Marking Boat slips in a permanent manner would be cost prohibitive. Slip assignments have been posted on the bulletin boards.
 - Brief discussion on pros and cons of replacing combination locks to common areas with keyed locks.
- Ballots were passed out for the Board Election and question on lock replacement.
 - Those who didn't mail in ballot submitted them.
 - The ballot count committee moved to a secluded area to count the ballots
- Gene Wyatt open the meeting to discuss "New Business"
 - Pete McKenney noted that there were several lots that need cleaning up. He noted that we have guidelines on what is not acceptable and he suggested that we have a "clean-up campaign". He also suggested that we have our attorney review the situation to determine what we can do legally to enforce our desires.
 - Jeff Thoman reported that there was a "No Wake" buoy missing, but that it would be replaced.
 - Jeff Thoman requested the board to consider a two-tier dues system
 - One charge for waterfront owners, not contributing to the pier fund
 - Higher fee for others to cover pier replacement fund

- Gene Wyatt indicated that he had some ideas that he would like to discuss with Jeff
- Jeff Thoman requested that we obtain legal advice on pier liability due to vague ownership/responsibility status.
- A question was asked regarding budget for legal fees
 - We have budgeted the same amount this year as last year
- At 10:45 the meeting was suspended until the ballot counting committee was through counting votes
- The meeting was reconvened at 11:26
- The ballot committee reported the following:
 - Pete McKenney was elected to a three year term
 - Greg Phipps was elected to a three year term
 - Jessica Escobar was elected to a three year term
 - Gene Wyatt was elected to fill the one year vacancy left by a board members resignation
 - The community voted 47 in favor of keeping the combination locks, 14 in favor of keyed locks and 2 had no opinion
- Richard Hanely added that the Parking Passes would be instituted and enforced
- Lorenda Ward notified the community that her house was burglarized
- A motion was made and seconded to adjourn the meeting. A vote was taken and passed unanimously.
 - The meeting was adjourned at 11:33 AM

These minutes were recorded and prepared by Tim Coleman,
Secretary of the Cuckoo's Nest Homeowner's Association.