

2009

Cuckoo's Nest Association, Inc.

The Annual Meeting of the Cuckoo's Nest Homeowner's Association was held on May 30th at Common Area II.

Directors present for the meeting were Pete McKenney, Greg Phipps, John Blair, Lorenda Ward, Tim Coleman, Toni Acton, Gene Wyatt and Jessica Escobar

Pete McKenney called the meeting to order at 10:15 a.m..

A count of lot owners was made and it was determined that a quorum was present. There were 50 people in attendance representing 29 lot owners.

Designation of Inspectors of Election

Pete McKenney selected three lot owners to serve as Inspectors of the Election and made a call for ballots.

President's Report

Pete McKenney presented his President's Report noting the following:

- The efforts undertaken by the Board to develop a parking pass system for lot owners and temporary pass system for guests of lot owners
- Results of the fall and spring cleanups-staining of picnic tables and fences, installation of solar lights at launch areas, ladder repairs, dock repairs and trash clean up
- Selection of a new attorney to represent the Homeowner's Association
- Improvements to the Association's website accomplished by Tim Coleman
- Board efforts in reviewing covenants, rules and regulations and County permits to ensure lot owners were adhering to the same
- Formation of a committee to review cost of replacing piers and potential solutions to making pier maintenance and replacement easier in the future
- Additional investments of pier replacement funds in laddered savings certificates to improve earnings on these deposits
- New contracts initiated for porta johns and lawn maintenance
- ATV and golf cart access provided to Common Area II on trial basis. Cable barriers were proving ineffective at deterring alternative access to the Common Area. Those people taking advantage of the new access route are reminded to be respectful of others, to operate the vehicles in a safe manner and to be cognizant of the environment and rules and regulations regarding parking of the vehicles
- A committee was formed to plan improvements to the Common Area II beach area and to improve trails and install a pavilion and pad in the area.

Minutes

John Blair distributed the minutes of the May 31, 2008 Annual Meeting and motioned that he dispense with reading the minutes. The motion was seconded by Gregg Phipps.

Treasurer's Report

Lorenda Ward presented the Treasurer's Report in the absence of Treasurer Richard Hanley. Lorenda noted that total assets were \$79,148.78 on January 1, 2008 and that as of December 31, 2008 assets were at \$94,506.39. Lorenda noted that there are no homeowner dues in arrears and that the Association had collected \$26,498.07 and earned an additional \$2,434.89 on deposits. A motion to accept the Treasurer's Report was made by Ron Witmer and seconded by Gene Wyatt.

Lorenda reviewed the proposed budget for 2009-2010. Ron Witmer noted that it appeared that the total insurance expense for the Common Areas and Board liability protection was understated. A figure of \$2900 was proposed to cover all insurance pending further research. Dianne Thoman questioned the \$10,000 in estimated improvements expense contained in the proposed budget and suggested that the budget be tabled pending a report from Greg Phipps of the Common Area II improvements committee.

Report of Committees

Greg Phipps provided his report on the proposed improvements to Common Area II and the reasons that the Board had selected this common area for the proposed improvements. Greg discussed the fact that a site plan and survey were necessary and that these costs would be \$2500. He mentioned that a provision in obtaining the building permits required an additional 50' of rip-rap. He also discussed the various improvements planned for the trails, beach area, pad and pavilion and provided estimates for each. There was discussion surrounding the construction of the roof and roof materials for the proposed pavilion. Greg offered that it was the Board's intent to stagger costs of the project over at least a two-year period and to attempt to keep expenses within the current operating budget plus carryover. Diane Thoman suggested that the Board might want to concentrate initial efforts on improving trails, the beach area and installation of a gravel pad. On a motion by Ronald Leathers and seconded by Gene Wyatt, it was voted to approve the proposed operating budget with changes and to authorize the Board to move ahead with the proposed improvements to Common Area II.

Old Business

There was no old business brought before the meeting.

New Business

Following the President's report there was a great deal of discussion regarding the access provided for golf cars and ATVs for Common Area II. The Board explained why the access had been provided and that more convenient access for these vehicles was being provided on a trial basis. A motion to require stickers for golf carts, ATVs and motorcycles accessing the Common Areas and a motion to vote on continuance of easier

access to Common Area II pending conclusion of the trail period, were voted and passed by lot owners present. Ron Witmer proposed the Board send out a ballot to the community in September to vote on two issues, the continuance of easy access to Common Area II and the other, to create a more convenient ATV and golf cart access to Common Area I.

Members of the community expressed concerns relative to the operation of ATVs, golf carts and motorcycles in the community. Unsafe use of these vehicles in the Common Areas should be reported to the Board and could result in suspension of a more convenient access to the Common Area/filing of a police report. Unsafe use of these vehicles on public roads within Cuckoos Nest should be reported to local police. One lot owner suggested that if we continue to provide more convenient access to the Common Areas, the Board should be mindful of the location of this access and that ATV and golf cart drivers should be more considerate of those lot owners who are trying to gain access through the gates.

Ron Witmer mentioned that as the economy worsens, we are starting to see more home break ins and thefts in the community. Ms. Dent offered to assist in the publication of a quarterly community newsletter to heighten awareness to the problem. On a motion by Ron Witmer, seconded by Art Colbert, it was voted that the association website should be utilized to alert neighbors of break ins and thefts in the community and that a quarterly newsletter be developed.

Election Results

The Inspector of Elections, Lorenda Ward reported the results of the voting. Tim Coleman, Gene Wyatt and William Stevens were elected to serve three- year terms.

Adjournment

The meeting was adjourned at 11:47 a.m.