

## **Minutes of the Annual Meeting of Cuckoo's Nest Association – June 7, 2014**

(Draft to be approved at next year's annual meeting)

The annual meeting of the Cuckoo's Nest Association was held in Common Area II. The meeting was called to order at 10:15 by John Blair, Vice President

### **Quorum**

After a show of hands, Mr. Blair determined that a quorum was present.

### **Designation of Inspectors of Elections**

Mr. Blair asked for volunteers to count the ballots. Mr. Coleman and Mr. Owens provided instructions for the volunteers counting the ballots.

Mr. Blair explained that there were five open board seats, three for three year terms, one for a two year term and one for a one year term. There was an objection raised from the floor by one community member who claimed one previous board member had been improperly dismissed from the board. Mr. Blair responded to the objection noting that the objection had been formerly addressed by the board president.

This same community member objected to the nomination of a certain board candidate. Mr. Blair provided an opportunity for the community member to state his reasons for his objection. It was noted that that individual was nominated by the community and that the community would have a say in whether or not he would be elected to the board.

Mr. Blair went on to introduce the current board members and to thank them for their service this past year. He also recognized the community volunteers who assisted with the work of the common area maintenance team and the spring clean up.

### **Minutes of the June 2013 meeting**

Minutes of the June 2013 meeting were distributed to attendees. Mr. Blair called for a motion to dispense with the reading of the minutes and the motion carried unanimously.

### **Treasurer's Report**

Mr. Blair introduced Naomi Smith, Treasurer. Ms. Smith provided the financial report through May 2014. Ms. Smith noted that there were seven unpaid lots as of May.

One member questioned whether annual fees for DPOR had been paid and received by DPOR, claiming that DPOR records indicated they had not. This same member questioned when payment was made to the former Treasurer for his services. Ms. Smith indicated that she would research both questions and respond.

**Old Business**

Gregg Phipps presented the common area maintenance team report noting the work that has been completed in the common areas this past year.

Mr. Blair indicated that the recent heavy rains had taken a toll on the gravel drives, gravel pier entrances and retaining walls. He thanked Todd Wise for grading Common Area II and noted that the common area maintenance team would look into solutions for repairing the pier walkway entrances and improving the retaining walls.

Mr. Blair reported that the maintenance team would be capping the square posts on the piers in keeping with the reserve study. He called for volunteers to assist with the project.

New rules on the use of common areas were introduced this year requiring that boats in the finger piers be properly secured and that they be maintained in a seaworthy condition. It was also noted that the pavilion in common area two is available on a first come, first serve basis and is to be shared with all community members.

Mr. Blair also noted that many lot owners are installing lifts and that these lifts have to be approved by Dominion prior to installation.

**New Business**

Mr. Blair called for any new business to be brought before the membership. There being no new business Mr. Blair called for a brief respite in the meeting to allow for ballots to be counted.

**Teller of Elections**

The teller of elections provided the results of the election. Mr. Owens, Mr. Coleman and Mr. Decker were elected for three year terms. Mr. McKenney was elected for a two year term and Mr. Blair was elected to a one year term.

Mr. Blair called for an Executive Session of the Board for the purpose of handling the personnel matter of electing Board Officers. There was an objection raised by two association members regarding the call for an executive session. Mr. Blair responded that the meeting was permissible under DPOR regulations. The Board went into executive session, elected officers and returned to the annual meeting to announce the new officers.

**Adjournment**

Following the report of the Teller of Elections, Mr. Blair adjourned the meeting.