

**CUCKOO'S NEST ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**May 11, 2022**  
**689 Elnor Road**

**ATTENDANCE**

Pat Evans, Richard Hanley, Donnie Henshaw, Derek Harris, Pete McKenney, Denny Smith

Denny called the meeting to order at 5:57 PM. He turned the meeting over to Richard for the Treasurer's report.

**TREASURER'S REPORT**

Richard reviewed the April 2022 Financial Statement:

- April 2022 Balances:
  - Checking: \$ 52,145.63
  - Savings: \$ 8,199.97
  - Reserve Funds: \$135,706.74
- Richard reported that there are still 4 lots that have not yet paid their dues.
- Slip payments for pier 3 have been received from all but 3 owners/lessees.
- The first payments have been made to the dock contractor.
- Derek asked if we had gotten billed by the attorney. Answer: We were billed from September 2021-February 2022 and payment was made and recorded on the Financial Statement.

**COMMON AREA REPORT**

- Reconstruction of Pier 3 in CA1 has begun. Some of the new pilings have already been installed. Contractor works 4 10-hour days.
- The no sewage signs still need to be mounted. The signs are currently in the shed. Denny said he would install them.

**COVENANT VIOLATIONS**

Ongoing.

**REVIEW ACTION ITEMS**

Action Items were reviewed, updated, and added.

Completed and removed from the list:

- Holes at launch pier in CA2 – completed
- Waterproofing of the new piers – researched and discussed. Board decided not to pursue. Item removed from the list.

Updated:

- CA1 - Gap at launch pier: Rocks need to be pushed into the gap past the first slab of concrete. Richard will speak with contractor about using their equipment to push the rocks into the gap. If unable, Denny and Richard will do it.
- Lip at entrance to new piers: As Meghan was unable to attend the meeting, the Board had no information. Richard volunteered to go to the sight and speak with contractor about a solution to make ramp uniformly flush with the ground.

Added:

- No new items were added.

**OLD BUSINESS**

No items within this category.

**NEW BUSINESS**

The upcoming Annual Meeting was discussed and responsibilities for items needed were assigned.

As this was the last scheduled evening meeting for the current Board, there was discussion regarding when meetings for the new Board should be held – weekday evenings or Saturdays. There was no resolution. The Board will discuss at the first meeting of the new Board on June 4, 2022.

**OTHER BUSINESS**

Richard mentioned that all the current CD's come due this year. Do we want to reinvest in new CD's? Richard will bring information regarding the RTI to the next meeting.

Richard also requested that the Board consider reimbursing the Treasurer for travel expenses (Post Office and Bank) based on the current government mileage rate. No decision was made on this.

Derek mentioned concern regarding the continuous speeding of vehicles, especially on Cuckoo's Nest Drive. It was decided he would contact the county about placing a speed sign trailer. While many of the vehicles exceeding the 25 MPH are contractor vehicles, several are residents.

The Board received information, from a resident, regarding suspicious activity in the neighborhood. This was posted on Next Door but the Board decided to send an email to residents/lot owners to notify those who may not have Next Door.

**MEMBER COMMENTS OR QUESTIONS**

There were no member questions or comments.

Denny motioned to adjourn the meeting. Pete seconded the Motion. The meeting adjourned at 7:48 PM.

The next meeting of the Board of Directors will be held on  
Saturday, June 4, 2022  
Immediately following the adjournment of the Annual Meeting  
Common Area II, Pavilion

**MOTIONS/VOTES**

There were no Motions/Votes at this meeting.

CNABOD/pie  
Approved by email: Hanley, Henshaw, Harris, McKenney, Rippeth