

**CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
MAY 4, 2019
COMMON AREA II**

The meeting was called to order by Carl Moellering at 10:00 a.m.

Board members in attendance:

Larry Blanks, Kathi Cline, Bonnie Geris, Pete McKenney, Carl Moellering, Paul Rippith,
Dutch Zuidema
Pat Evans (secretary)

TREASURER'S REPORT

Reported by Kathi Cline

- The Finance and Expense Report was distributed.
- Kathi reported that we currently have \$48,000.00 in the bank.
- \$15,077.00 (50%) of the electronic gate purchase has been paid.
- 17 lot owners' dues are still unpaid.
- Upcoming expenses to be paid:
 - DPOR
 - Board member insurance
 - Fireworks contribution

COVENANT VIOLATIONS REPORT

- No change.

COMMON AREA REPORT

- Dutch had previously researched 4 dock builders regarding contracts for pier replacement. After contact with these companies and their lack of response it was decided that more research is needed to obtain bids for the launch pier replacement in Common Area I. Three bids will be obtained and the board will decide the best one to move forward. Paul volunteered to contact additional contractors for quotes.
- Larry gave him the names of the contractors he had been given after his discussion with two of the local marina managers.
- Regarding the maintenance of the port-o-john and the mowing, new contractors have been secured.

OLD BUSINESS

Electronic Gate

- Installation should be complete by the June 1st Annual Meeting.
- An additional task, not scheduled to be completed by the installers is the digging of a trench, and the laying of conduit for the electric. A community member has mentioned that he knows someone who can dig the required trench at \$4/ft. Approximately 40 feet of trench is needed at each gate. Pete and Larry said that they have conduit they will donate for the project.
- Discussion ensued regarding policies and procedures for the gate. The board drafted a list of procedures to be compiled and sent to all board members for review. Goal is to have the gate installed and ready for operation, as well as procedures in place for residents/lot owners, by the June 1, 2019 Annual Meeting.

OLD BUSINESS, cont.,

- Regarding the potential contribution in the gate upgrade, from the Whitlocks, Pete said that Mr. Whitlock has agreed to contribute something but was unable to give him an exact figure. Pete will contact John Whitlock to get a firmer decision from them.
- Larry informed the board members present that there will be a training for the software implementation and maintenance. Larry, Pete, and Kathi will attend the training.
- Larry volunteered to be the database manager.

Review Action Items

- The Action Item list was reviewed and updated.

NEW BUSINESS

June 2019 Annual Meeting

- June 1, 2019, 10:00 a.m., Common Area II
- Regarding the community covered dish, following the meeting, Larry and Dutch will supply pulled pork.
- Kathi will create the election vote tabulation form.
- Dutch will follow up with the community member who wishes to talk with residents regarding drinking water safety.
- Items needed were discussed.
 - Kathi will purchase supplies after Dutch inventories supplies left with him from previous meetings.
 - Also needed are a couple large trash cans, coolers, trash bags. Board members present will bring these items.

Open Board Member Positions

- At the April meeting it was anticipated there would be 5 board positions open; however, one of those members has decided to remain on the board until the completion of the term, so there are only 4 open positions. Four bios were received and sent out with the May 1st letter and ballot. Mail-in ballots are requested to be received, by the board, no later than Thursday, May 23, 2019.

New Combination for Manual Lock

- As a combination will be needed in case the electrical gate is not working and it needs to be secured manually, the lock combination will be changed and communicated to all residents after the June 1st meeting. The new combination will go into effect June 15, 2019.

RESIDENT/MEMBER COMMENTS & QUESTIONS

None

OTHER BUSINESS

None

The meeting was adjourned at 11:34 a.m.

The next meeting will be held Saturday, June 1, 2019, 10:00 a.m., Common Area II.
Annual Meeting and election of new Board Members.