

**CUCKOO'S NEST ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**May 8, 2023**  
**689 Elnor Road**

**ATTENDANCE**

Pat Evans, Richard Hanley, Pete McKenney, John Ohlya, Paul Rippeth, Meghan Zeransky

Paul called the meeting to order at 6:00 PM.

**TREASURER'S REPORT**

Meghan reviewed the April 2023 Financial information.

- April Balances:
  - Checking:       \$ 64,591.32
  - Savings:       \$ 8,200.80
  - Reserve Funds: \$170,762.99 (combined savings and CDs)
- As of this date, 9 lots are still unpaid. Meghan has sent the owners 2 emails. She will now mail them a letter.
- The kayak rack has been ordered and paid for. The cost for the rock and mulch in Common Area 2 will be reflected in the May expenses.
- John asked about the next CD purchase. The first CD was purchased from Edward Jones in November and matures in November 2023. At the October 2022 meeting the Board decided to purchase a second CD, six months later, in the amount of \$50,000. As this is the six-month mark, Meghan will check the rates at Truist and Edward Jones and email the Board.

**COMMON AREA REPORT AND CONCERNS**

There was discussion regarding the replacement of the message board at Common Area 1. Pete will research more samples and send to the Board. The current Reserve Study reflected that this item be replaced in 2020 with an estimated cost of \$1500.

Pete mentioned that the steps have been installed at the beach, the seawall has been repaired, and the rock and mulch have been laid in Common Area 2.

Pete requested Snyder's Lawn Maintenance treat the weeds growing up within the newly laid rocks.

With the completion of the rock and mulch in Common Area 2, Pat mentioned that she had spoken with Kevin Snyder about measuring the current, completed area and then the areas still in need of rocks. This way the Board can project the cost within the budget for 2024.

Pat informed the Board that the kayak rack will be delivered the second or third week of May. She will have the poles and supports dropped near the shed and the hardware to be put inside the shed. She will keep the Board apprised of the delivery date.

Pat stated that she had received an email, this morning (May 8) that the dry hydrant had been repaired.

Richard informed the Board that Bell Survey is unable to do the survey about the repositioning of the piers in Common Area 2 so the Board will need to find a new survey company. Paul motioned that Richard research a new survey company, John seconded the Motion. John mentioned Axis Land Survey. Richard will contact Axis as well as two other companies for bids.

John mentioned that gate cards are up-to-date.

**COVENANTS VIOLATIONS REPORT**

Ongoing. No new issues.

**REVIEW ACTION ITEMS**

No action items.

**OLD BUSINESS**

Eddie was not in attendance at the meeting so there was no update on the Reserve Study contract. Meghan will email Eddie for a status and email the Board.

**NEW BUSINESS**

Regarding the possibility of holding a Spring Cleanup Day, it was suggested that this be tabled and discussed at the Annual Meeting. This item will be put on the Annual Meeting Agenda. Discuss possibly holding a cleanup day in the Fall and maybe having a pot-luck afterward. The Board will; however, request assistance for assembly and installation of the kayak rack and the message Board.

It was mentioned that the reconstruction of Pier 4 should be on the Annual Meeting Agenda. Richard anticipates to have bids from three companies to bring to the meeting.

Preparation for the Annual Meeting, June 3, 2023

- Richard will bring 2 tables: 1 for vote tallying and 1 for the sign-in table
- Pete mentioned that there are folding chairs in the shed
- Meghan will oversee the vote tallying
- Richard and Paul will oversee the sign-in table

**MEMBER COMMENTS AND QUESTIONS**

None

As there was no more business to discuss, Paul motioned to adjourn the meeting. Richard seconded the motion. The meeting adjourned at 6:44 PM.

The next meeting of the Board of Directors will be held on  
Saturday, June 3, 2023  
Immediately following the Annual Meeting  
Pavilion, Common Area 2

**MOTIONS/VOTES**

Paul Motioned that Richard collect bids for a survey company in preparation for the reconstruction of the piers in Common Area 2.

John Seconded the Motion.

All were in favor and the Motion passed.

CNABOD/pie

Approved by email: McKenney, Ohlya, Owens, Rippeth, Zeransky