

**CUCKOO'S NEST ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**June 15, 2019**  
**Common Area II**

The meeting was called to order by Paul Rippeth at 9:07 a.m.

Board members in attendance:

Jim Amrein, Larry Blanks, Kathi Cline, Pat Evans, Pete McKenney, Carl Moellering, Eddie Owens, Tom Pitcher, Paul Rippeth, and 1 Association member

**TREASURER'S REPORT**

The May Treasurer's Report was given at the June 1 Annual Meeting but Kathi updated information by communicating that \$15,000 will be paid to the gate contractor due to completion of the gate. Also due is the insurance premium for the Board of Directors.

**COVENANT VIOLATIONS REPORT**

- No change.

**COMMON AREA REPORT**

Paul updated the Board regarding the replacement/repair of the damaged dock and the repair of the deteriorating launch pier in Common Area I. Three estimates have been received. This information caused discussion regarding possible enhancement of the launch pier by making it the same length as the launch pier at Common Area II. Paul said he would recontact the three vendors and get additional estimates. Regarding the damaged dock, the question was asked if an insurance claim should be filed to pay for the repairs. It was determined that it will probably be a minimal cost and not worth submitting the claim.

Gotta Go, the new portable toilet vendor's technicians damaged the grass area in Common Area I when they installed the new facility. The owner will be contacted to ensure they are more careful when they come for monthly maintenance in the future.

**OLD BUSINESS**

**Electronic Gate**

Larry communicated that the gate is now 100% complete and ready for use. Usage will begin once distribution of the access cards is mostly completed. As of this meeting, 30 sets of cards have been distributed.

With the installation of the new gate, ruts were created at the gate areas due to the sensors being installed. It was decided that a load of stone will be ordered to fill in these areas. The stone will be paid for from the gate fund as this is related to the gate.

Also, with the installation of the new gate, the original golf cart entrance at Common Area I was sealed off and a new and better entrance was created.

The Procedures and Forms for the gate were discussed. It was decided that the Card Access Receipt Form would be eliminated and receivers would sign a master list. The Procedures and other Forms were discussed and Paul motioned that we adopt them, Kathi seconded the motion. The Procedures will be posted on the website and on the Common Area bulletin boards.

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Also discussed was the continuance of distributing the access cards. Larry suggested Board members, if able, volunteer some time to be available for Association members to receive their cards. Pat said that she would create a schedule and email it to the Board. These dates, times, and locations will be posted on the website.

#### **NEW BUSINESS**

The Office of President was discussed but no decision was made. This will be decided at the meeting in July.

The question was raised about changing the meeting from the first Saturday of the month to the second Saturday of the month. Pete motioned that this be changed, Paul seconded the motion. Information regarding the change will be posted on the website and on the Common Area bulletin boards.

#### **RESIDENT/MEMBER COMMENTS & QUESTIONS**

None

#### **OTHER BUSINESS**

None

The meeting was adjourned at 10:04 a.m.

The next meeting will be held Saturday, July 13, 2019, 10:00 a.m., Common Area II.