

CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
July 11, 2020
Location: Common Area Pavilion

Board members in attendance:

Jim Amrein, Larry Blanks, Kathi Cline, Pat Evans, Bonny Geris, Pete McKenney, Carl Moellering, Paul Rippeth

The meeting was called to order at 9:00 a.m.

TREASURER'S REPORT

Kathi reviewed the **June** financial report.

A total revenue of \$1,875.00 was received and deposited.

- Balances are as follows:
 - Checking \$ 27,347.86
 - Savings \$ 8,194.45

A total of 2 residents'/lot owners' Association dues are still unpaid. Letters will be sent to these residents/lot owners. Additional fees will include the \$25 late fee as well as processing and recording fees.

Board insurance was paid. Facilities insurance (\$1175.00) is due this fall.

A couple of residents/lot owners had lost their gate access card(s) and they had to be deactivated and replaced. The lost card fees were paid.

One of the Reserve Fund CD's has come due and has been cashed out. Another (Commonwealth One) will come due August 13, 2020.

COMMON AREA REPORT

The matter of trash being left at the Common Areas was discussed. It was especially bad after the July 4th weekend. Dog waste, used diapers, and other items were left at the Common Areas. How to deter this was discussed. The installation of trash receptacles was suggested. After much discussion it was determined that trash receptacles would require an additional maintenance service incurring an additional cost to the operating budget. It was also mentioned that if not maintained in a timely fashion it could create even more waste as people will leave trash beside and around filled receptacles. It was decided to not add trash receptacles. Signs will be posted reminding Common Area users to "Leave No Waste". Request/reminder will also be put in the minutes and Summer/Fall Newsletter.

Regarding pet waste, Pat created a flyer/notification that the Board reviewed. It will be emailed to residents/lot owners and mailed to those who request notifications by USPS.

Regarding the repair of the pavilion, there was discussion on whether to hire out the project of replacing the molding, power washing, and painting. The Board decided to take on this project, thus saving the association labor costs. Items were added/adjusted to the Action Items List. It was decided that composite material would be purchased instead of a wood product.

Kathi mentioned that Board members other than Larry, Pete, and herself, need to be trained in the programming of the gate cards. Those present said they would make themselves available, for training, when a date is decided.

A resident had mentioned, to a Board member, that they have had an issue with dock ropes being stolen. Theft at the Common Areas was discussed. Unfortunately, the Board was unable to come up with a solution to solve this problem.

The addition of new sand at the beach in Common Area 2 was discussed. It was finally decided that the current sand is adequate and just needs to be raked and redistributed. Additional sand added at the seawall will only wash away leaving the sand to its current level. Two sand rakes will be purchased to help with the maintenance of the beach in CA2.

A board, on the top of the seawall needs to be replaced. Larry investigated and thinks he has a replacement board.

Signs for Common Areas

Bonny presented her findings of the signs currently displayed at both Common Areas. Replacements, additions, and rewording of signs was discussed; changes were made where necessary. Some signs will be relocated, upon replacement, for better viewing of persons using the areas.

Mention of additional gravel for Common Area 1 lead to a discussion of the purchase of a spreader/grader so that current gravel can be maintained, by the Board, instead of hiring out. Larry made a Motion to purchase such a grader, Pete seconded the Motion. The Vote was 8-0 to purchase the item. Estimated cost is approximately \$400.

Kathi updated the Board regarding the suggestion to add steps to the beach in Common Area 2. She discussed the suggestion with the Association's insurance carrier and was informed the steps would need to be installed by a licensed contractor and, while our insurance premium would not increase our liability would. It was decided that the Board would not install any steps.

COVENANT VIOLATIONS REPORT

No change.

ACTION ITEMS

Action Items were reviewed and the following will be added:

- Replacement of signs in both Common Areas. (Bonny)
- Replace top board on seawall. (Larry)
- Purchase supplies to repair/replace molding at the bottom of the pillars of the pavilion. (Carl/Pete/Paul)
- Purchase spreader/grader. (Larry/Pete)
- Create letter regarding update on Annual Meeting and Picnic. (Pat)
- Research CNA rights for any free-standing lift not removed at time of demolition of piers/docks. (Pat)
- Create letter to residents/lot owners assigned to piers/docks 1 and 2 in Common Area 1. (Pat)

OLD BUSINESS

Dock Replacement

Jim presented the final bids. Two contractors delivered bids of \$120,000 for the entire project (1 launch pier, 2 piers/docs); one came in at \$140,000. After great reviews from previous customers, and with a bid of \$120,000, Paul made a Motion that we vote on a contractor, Pat Seconded the Motion, the vote was 8-0. Jim will call the contractor with the result.

Regarding the issue of the removal of the free-standing lifts, the contractor stated that his company would be willing to relocate them, if needed, but would not be responsible for any damages and they would not reinstall; however, there would be no charge for the removal. The Board will research the free-standing lift removal issue in order to better inform the residents/lot owners who will be affected. This information will be detailed in their notification letter and given to other residents/lot owners for future pier/dock replacements.

Also, the plans that Jim submitted and have been approved, are for the 3 piers/docks in Common Area 1. This means less paperwork when time comes to replace pier/dock 3.

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The rescheduled Annual Meeting and Picnic was discussed. As COVID19 is still an issue, the Board decided to hold the meeting but cancel the community picnic. Residents/lot owners attending the meeting are requested to adhere to the current social distancing and COVID19 safety guidelines.

NEW BUSINESS

None

OTHER BUSINESS

Bonny brought up the issue of irresponsible and discourteous people, out on the water, and the safety concerns due to their lack of regard for others. This is an issue constantly discussed around all areas of the lake. It is especially prevalent during the more crowded summer months; however, it is difficult to enforce, especially on the Private side.

RESIDENT/MEMBER COMMENTS & QUESTIONS

None

ADJOURNMENT

As there was no more business to discuss, Larry made a Motion to adjourn the meeting. Paul seconded the Motion. All agreed. The meeting was adjourned at 11:00 a.m.

The next meeting will be the Annual Meeting and Election held on Saturday, August 1, 2020, 10:00 a.m., pavilion, Common Area 2. The Annual Community Picnic has been cancelled.

CNABOD/pie