

**Cuckoo's Nest Association**  
**Minutes of Annual Meeting**

**June 6, 2015**

**Draft**

The annual meeting of the Cuckoo's Nest Association was held in Common Area II and was called to order at 10:10 a.m. by Stephanie Brown, President. (Board members in attendance John Decker, Eddie Owen, Pete McKenney, and John Blair)

Those in attendance were asked to sign in, identifying their lot number and were offered hand-outs (Treasurer's Report and the Minutes of the Annual Meeting of June 7, 2014).

**Quorum**

It was determined that a quorum was present as shown by the property owners who had signed the sign-in sheet.

**Call for Ballots and Designation of Inspectors of Elections**

Board Member Stephanie Brown called for any outstanding ballots that had not previously been completed and returned. She then called for three volunteers to count the ballots.

It was announced that there are four open positions on the Board: Three 3-year terms and one 2-year term. After counting the ballots, the 3-year positions would be filled by those three persons receiving the most votes and the 2-year position would be filled by the person received the fourth highest total votes.

**Minutes of the June 2014 Meeting**

There was a motion to dispense with the reading of the minutes, the motion was seconded and passed unanimously. The minutes were voted into record.

**Treasurer's Report**

Board Treasurer was not in attendance so the Treasurer's Report was presented by Board Member Eddie Owens.

He indicated that approximately 48% of home owners' dues were being put into the pier replacement fund as required by the Reserve Study previously undertaken for replacement of piers in the common areas. He also advised that the neighborhood financials are on target for

both the operating budget and the reserve fund with a balance sufficient for any unforeseen costs which may arise.

Mr. Owens reported that 140 lot owners had paid their annual dues, leaving 12 lot owners unpaid. Reminder letters have been sent. Two lot owners have liens on their property for unpaid dues for multiple years.

### **Common Area Committee**

The Common Area Committee report was presented by Board Member John Blair. He indicated that improvements and maintenance of Common Areas I and II this past year included upgrading of the rip rap, capping all posts which will prolong the life of the pilings for 5-10 years, two new picnic tables for Common Area II, welding repairs on ladders on the docks, replacement boards on the docks, replacing nail pops with screws, maintenance of the crushed stone approaches in both common areas at the boat launches, renewed mulch, new beach sand in Area II, etc.

He indicated there are regular ongoing inspections of the common areas and the boat docks by members of the committee which has resulted in quick removal of two sunken boats and an overturned boatlift.

He reminded those in attendance at the yellow and black signs on the docks and near the common area gates were emergency locators to be used to advise emergency personnel of the location of any incident where they need to be called.

He thanked the members of the committee and indicated that any lot owner is welcome to be involved in ongoing maintenance of the neighborhood and common areas.

### **New Business**

President Brown advised that the Board had received information from Doug Whitlock, the developer of the Cuckoo's Nest subdivision, of what he referred to as "the beautification of Cuckoo's Nest". His information included that he would be embarking on an effort to upgrade landscaping, clean underbrush from unsold lots and the addition of 16 new covered boat slips. Ms. Brown indicated that the Board needs more detailed information on what Mr. Whitlock's plans entail and that this would be the main topic and focus of the next Board of Directors meeting to be held on August 1<sup>st</sup> by which time she hopes they will have more detailed information.

## **General Questions and Answers**

The meeting opened up for any questions from those in attendance.

There was a question pertaining to low participation in the neighborhood as far as attendance at meetings and spring and fall cleanups. It was noted that the more neighborhood participation we can garner, the less maintenance issues need to be hired out at additional expense to the lot owners. It was suggested that possible speakers at the annual meetings on subjects related to the lake and boating, etc., may draw the interest of more lot owners.

There was a question regarding who the registered agent is for the neighborhood and John Blair advised that he is now the registered agent.

A question regarding parking passes for the common area was raised and Ms. Brown advised that parking passes are now required for guests only.

A discussion followed regarding the combination locks on the gates and whether there were possible alternatives that would make it more convenient to enter and leave the common areas and still maintain control over those who are allowed access. There is no electrical service at the gate areas so electronic gates have not been an option and may be too costly.

## **Teller of Elections**

The results of the election were then provided by Board Member John Decker. John Blair, Stephanie Brown and Gary "Dutch" Zuidema were elected to three-year terms and Wayne Turner was elected for a two-year term.

## **Adjournment of Annual Meeting**

Following the report of the Teller of Elections, Ms. Brown adjourned the meeting at 10:55 a.m.

## **Board meeting following annual meeting:**

Soon after the annual meeting adjourned, the 5 board members present (Stephanie Brown, John Blair, John Decker, Eddie Owens and Dutch Zuidema), met for a brief board meeting. There was a discussion concerning board positions with no decisions made. All agreed to continue this discussion at our next board meeting on August 1, 2015.