

**CUCKOO'S NEST ASSOCIATION
ANNUAL MEETING MINUTES
JUNE 3, 2023
COMMON AREA 2**

IN ATTENDANCE

Board Members: Pat Evans, Richard Hanley, Pete McKenney, John Olyha, Eddie Owens, Paul Rippeth, Denny Smith, Meghan Zeranski. 26 members (including Board members were in attendance)

CALL TO ORDER

Denny called the meeting to order at 10:04 a.m. He began by thanking everyone for attending. He asked everyone to be sure they sign in and asked that any ballots be turned in. He acknowledged the Board members and asked that they introduce themselves. After that he asked the lot owners/residents to introduce themselves. He then turned the meeting over to Meghan for the Treasurer's report.

TREASURER'S REPORT

Meghan gave a brief overview of the financial reports everyone had been given. She reviewed the improvements that had been made: the repaired seawall and steps at the beach, the new columns at the entrance sign, the stone at Common Area 2, and the purchase of the kayak rack.

Current balances as of May 31, 2023 are:

Checking: \$ 25,716.01

Savings: \$ 8,200.87

Reserve Funds: \$202,762.99 (cash and CDs)

She asked if there were any questions. There were none.

DESIGNATION/SELECTION OF INSPECTORS OF ELECTIONS

Denny asked for 3 volunteers to tally the votes. Meghan presided over this process.

SECRETARY'S REPORT

Pat asked that everyone review the Minutes from the June 4, 2022, Annual Meeting to see if any changes needed to be made and if none were needed, to accept as written, without a reading of the Minutes. A resident motioned to accept the Minutes as written. Another resident seconded the motion. All approved and were in favor of the Minutes as written, there were no objections. The 2022 Annual Minutes were accepted and adopted as written.

COMMON AREA REPORT

Pete mentioned that both Common Areas are in good condition. He added that the Board was reviewing building a cover for the picnic area in Common Area 1. Denny brought up the replacement of the message board in Common Area 1 but that this was still being researched. Pete noted that all the piers in Common Area 1 have been replaced. The only comment, from a resident, was regarding a boat in disrepair and filled with water on pier 6. The Board responded that it has been that way for some time but that the Board will reach out to the owner to see about having it removed.

OLD BUSINESS

None

OTHER BUSINESS

Denny expanded on the purchase of the kayak rack and approximately where it would be placed. He said that it would be on a first-come, first-served basis and that anyone wishing to store their kayak there would be doing so at their own risk.

Denny mentioned that Pier 4 was ear-marked to be the next pier replaced but that the Board had heard from several people that pier 7 may be in worse condition. The 2018 Reserve Study does not show the pier replacements in any specific order so it will be determined which pier is next. He added that permission forms will be required from each person with a slip on the pier to be replaced and that slip owners/lessees are responsible for the cost of their finger. Pete added that free-standing lifts will need to be removed and that is also the responsibility of the slip owner/lessee.

Denny explained the purpose of the Reserve Study and that a new one will be conducted this Fall 2023. Eddie gave further information regarding the process of the study. He mentioned the search that had been conducted for a different firm but that the Board had decided that the firm used, in the past, was the best and decided to stay with them. Eddie

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added that the firm would be conducting a study on the covered boat slips as well and that the cover boat slip association and Cuckoo's Nest Association would be sharing the cost incurred for travel for the engineers conducting the study. A member asked as to the cost for the study. Eddie replied \$3000.

Denny mentioned that the Board was in the process of determining the best placement for the piers in Common Area 2 to be able to rebuild the piers with 20' fingers on all piers.

Denny remarked that the Board had reached out to the community regarding a Spring Cleanup Day and had gotten several responses from those who could assist but, in the end, the Board was unable to find a date when they could oversee the process properly so this has been postponed. He stated that this may be rescheduled to be a Work-Day instead. John described the type of work that was done at past Cleanup Days and what the Board was looking to have done at a Work-Day. Denny and John mentioned that the scope of work includes replacing worn boards on pier walkways, installing the posts, on the piers, for the life rings, cleaning up a pile of brush, and picking up trash along the sides of the roads. The Board wants to be sure all the supplies are ready for this event. May be looking at some time early this Fall.

Pete brought up the issue of speeding on Cuckoo's Nest Drive and Bohannon. That this has been an on-going issue but with no resolve. He also mentioned that golf carts are to be driven by persons with a valid driver's license. ATV's are not permitted. Our roads are state maintained so they follow the same rules as other public roads. Failure to adhere to these rules could result in the loss of our golf cart usage permit.

ELECTION RESULTS

All votes had been accounted for and tallied. Denny read the results.

Jim Howard	49 votes
Eddie Owens	49 votes
Paul Rippeth	54 votes

These Board members will serve a 3-year term (June 2023-June 2026).

There were 3 write-in votes who received 1 vote each.

Denny mentioned that the Board would meet, immediately following the adjournment of the Annual Meeting to select Officer positions and hold their June meeting.

ADJOURNMENT

Denny thanked everyone for attending. Paul motioned to adjourn the meeting. John seconded the motion. The meeting was adjourned at 10:57 AM.

Minutes approved by the Board via email: Howard, McKenney, Olyha, Rippeth, Smith, Zeranski