

**CUCKOO'S NEST ASSOCIATION
ANNUAL MEETING MINUTES
AUGUST 1, 2020
COMMON AREA II**

IN ATTENDANCE

Board Members: Jim Amrein, Larry Blanks, Kathi Cline, Pat Evans, Bonny Geris, Pete McKenney, Eddie Owens, Paul Rippeth

21 residents/lot owners/17 lots were represented at the meeting

The meeting was called to order at 10:09 a.m. by Paul Rippeth. He began by thanking everyone for attending. He and the Board members introduced themselves. He read the names of the candidates and requested three volunteers to tally the votes. Pat Amrein, Teresa Smith, and Marcie Tuggle volunteered. They, along with Paul Rippeth, Supervisor of the Election, went to a designated, separate area to count and tally the ballots. Attending Association members introduced themselves.

SECRETARY'S REPORT

Minutes of the 2019 Annual Meeting were distributed to attendees for review. Pat Evans asked if there were any objections to the minutes, as written. There were none. Pat motioned to adopt the minutes as written. Eddie Owens seconded the motion. The minutes were adopted as written.

TREASURER'S REPORT

Kathi Cline presented the written report from June (July's statement had not yet been posted). She communicated July's information:

Monthly Revenue:	\$ 1,025.00
Expenditures:	\$ 1,497.26
Savings:	\$ 8,194.45
Reserve Checking:	\$90,318.15 (Remaining Reserve Fund CD's \$138,192.33 at maturity)

Three lots still have unpaid dues.

She reviewed the Board decision that dues be set at \$350.00/year beginning January 1, 2021. Much of this decision is due to the aging 20 to 30-year-old docks and the initial dues implemented at the origin of the Association that were insufficient to accumulate funds for the replacement of the 7 piers/docks.

COMMITTEE REPORTS

Larry discussed the repairs needed on the pavilion and the current progress. The molding at the bottom of the pillars has been removed and will be replaced by Paul and Carl. The bases have been treated for termites and ants. The pillars have been washed. Carl and Jordan painted the tables in the pavilion. The tables in Common Area I still need repainted. Larry also mentioned that gravel had been "dragged" to regrade the paths at the golf cart entrance areas. He requested that a need for additional gravel be added to the agenda for the September meeting.

Pete discussed the issue of trash and pet waste, especially prevalent in Common Area II. He asked that those using the Common Areas please help to keep things clean by policing the areas themselves and picking up trash if they see it. Larry added to the discussion noting that trash cans are not a solution as they would ultimately cause more issues. We all need to work together to keep our community clean.

Also mentioned was the new fence installed in Common Area I earlier this year.

Larry talked about the new gates, the successes, and some of the issues caused when people are impatient or irresponsible when entering the Common Areas. Gates open slowly and people need to be patient.

A resident mentioned the misuse of golf carts and like vehicles being driven by underage non licensed personnel.

Bonny Geris reported on the replacement of signs. She presented one of the signs to the group. Members were pleased with the design. Bonny asked for volunteers when the new signs are being installed.

Jim Amrein presented a drawing of the new docks and discussed the process in getting to the current phase of this project. He informed the members that WH Construction had been chosen and a contract had been signed. He is expecting the final copy back from WH Construction within the coming week. Due to delays in construction and materials, and issues caused by COVID19, the start date for the project will be the first week of March instead of November, as the Board was initially hoping. WH Construction anticipates the project taking 8-12 weeks. Jim also discussed the responsibility of the residents/lot owners assigned to slips within those docks/piers. This information will be spelled out in letters that will be sent to those directly affected by the project. Residents/lot owners not directly affected will also receive a letter outlining this first phase of the project as well as the long-range plan for the remaining docks/piers.

Information regarding the replacement of the piers/docks in the Common Areas initiated conversation from some waterfront residents/lot owners as to the fairness of the dues increase since waterfront residents/lot owners are unable to use any of these slips. Their concerns are as follows:

While it is understood that as residents/lot owners, of Cuckoo's Nest, everyone is a member of the Association and takes part in the maintenance and repair of facilities and items within the community, the concern in the dues increase is based on the inability of use, by everyone, of said slips. Since non waterfront residents/lots are assigned a slip, they should be responsible for the maintenance, repair, and/or replacement of the slip fingers. In 2018 the Board made the decision to include the fingers within the Association's realm of responsibility. This decision was done, in part, to ensure consistency regarding maintenance and safety. However, this increases the cost, to the Association, of the replacement of the piers/docks. After further back-and-forth discussion, the implementation of a multi-tier system was suggested. Eddie mentioned that this has been suggested and discussed several times in the past. The Board will research and discuss this suggestion and report its findings.

There was much discussion and questions from some of the residents; however, even though the Board attempted to answer did not seem to adequately address the concerns. Larry and Paul did mention that there is a formal process of submitting complaints that may help with addressing their concerns.

Also addressed, during this discussion, is the lack of volunteers. Association members, in attendance, were made aware that they keep seeing the same names on the ballot due to the lack of response/interest from residents/lot owners. For this election, no non-Board members submitted any interest in being on the Board. The current Board members encouraged those at the meeting to submit their names next year so they could have a definitive input into running and maintaining the Association. Presently three positions will be open in June 2021. Four people said they would be sure to submit a candidate bio to be considered for a position next year.

OLD BUSINESS

None

NEW BUSINESS

A resident/lot owner initiated a conversation regarding the new covered docks. He explained that this facility has its own Board and set of regulations as these slips are purchased, and maintained by the owners. He also requested that those using Common Area II respect this ownership and not trespass on this dock/pier.

ELECTION RESULTS

All votes were tallied and the following Association members were elected to fill the open Board positions:

Pat Evans	48 votes
Bonny Geris	48 votes
Eddie Owens	46 votes
Paul Rippeth	47 votes

ELECTION RESULTS, cont.,

There were 4 write-in votes:

Mark Douglas	1 vote
Dylan Lefevre	1 vote
Morgan Lefevre	1 vote
Teresa Smith	1 vote

Note: 56 ballots were received

5 were unable to be counted (lot # and/or address did not match Association Members List)

1 duplicate

As the four elected members were incumbents and all nine Board members were not present, a short, first-time meeting was not held. The next meeting of the Board of Directors will be held Saturday, September 12, 2020. Officer positions will be decided at this first meeting of the new Board members. Location to be determined.

As there were no more questions and no further business to discuss, Paul motioned to adjourn the meeting, Pat Evans seconded the motion. The meeting was adjourned at 11:20 a.m.

CNABOD/pie
8/1/2020