

Cuckoo's Nest Property Owners Association

Board of Director's Meeting Minutes

Final

April 5, 2014

Board Members Present: Stephanie Brown, Naomi Smith, John Blair, Greg Phipps, Eddie Owens, Todd Wise

Board Members not present: Lorenda Ward, Ed Fitzgerald, Tim Coleman

Meeting called to order at 9:31 am

1. **Treasure's Report**

- a. Noted that \$9320 will be transferred to Reserve Study.
- b. 118 of 150 lot owners paid dues as of April 1.
- c. 2nd invoice around May 1 including late fees and statement of liens will be done.
- d. Discussed outstanding dues from one lot owner. Property in bankruptcy. Naomi to locate bank name holding property so they can be notified.
- e. Treasurer will add columns on monthly financial statement to show cumulative spending and balance remaining.

2. **Common area report**

- a. Wheel on commons #2 gate has been repaired.
- b. Spring Clean Up Task listing broken into six (6) teams. Greg will assign workers to specific teams as people arrive.
- c. Plan to begin dock post capping in June.
- d. Todd will use tractor to drag stone then decide if additional stone should be added.
- e. Reviewed budget for cleanup activities.
- f. GPS signs have been placed at both commons areas. Discussed informing members along with letter detailing new lock combinations.

3. **Attorney information**

- a. Stephanie discussed rates with Paralegal Mickie and attorney Richard Harry. Paralegal rates \$75, attorney rate \$175. Both very experienced with Home Owners Associations.
- b. Can we be billed per rate or per flat rate occurrence? Would like for this to be our choice at time of instance. Also discussed "no more than" at time of instance. Decided to go with case by case.
- c. Board members voted for retaining Mr. Harry and Stephanie to pen commitment letter to firm.

4. **Lawn and porta potty service**

- a. Both services will be same rates as prior year.
- b. Treasurer will sign commitment letters.
- c. Both services have proper insurance and workers comp coverage.

5. **Community Bulletin Boards**

- a. Discussion on committee postponed until Tim can attend the meeting.
- b. Stephanie to request listing of current slip assignments from Doug Whitlock to create new listing to post on Kiosk boards.
- c. Discussion: Do guest slips get usage
- d. Greg to post info on County Hazardous waste collection day on Kiosk boards.

6. CNA web address

- a. Go Daddy is current domain charging fee of \$13 annually.
- b. Discussed: current address is difficult to remember. Would be better to have easier address.
- c. Could old address forward to new address for simple operation.
- d. Naomi will work further with Tim on this and knows we can obtain www.cuckoosnestassociation.com She will check out a new email address as well.

7. New Business

- a. Draft letter for annual meeting regarding bios of candidates, ballots, parking passes, board position application, new lock combination. New combination has been selected. Will contact Tim to finalize letter and mailing.
- b. Candidates for board to send bio info by April 12th.
- c. Discussed how to allow members at annual meeting to vote on suggestions presented at meeting. Stephanie will develop form based upon board members suggestions.
- d. Discussed possible procedures and rules regarding sunken boats and/or vessels that may be left for extended periods tied to slips and possible damage resulting. Decided to send notice to owners as needed. John will draft a rule on this to be added to the Rules & Regulations list.

8. Welcoming team

- a. John Blair and spouse in the past have visited new owners to welcome them to community.
- b. John wants to resume this practice and invite the Zuidema's to assist in greeting new community members and presenting them with a welcoming gift. The welcoming team will refer them to the CNA website to obtain more information, tell them about the bulletin board and access to common areas etc.

Motion presented, seconded; Board went into Executive Session at 10:34. Community members excused.

Back into regular board meeting at 11:20am. No community members present. No votes/motions presented. Board meeting adjourned at 11:21.