

**CUCKOO'S NEST ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
August 8, 2023**

**ATTENDANCE**

Donnie Henshaw, Jim Howard, Pete McKenney, , Denny Smith, Paul Rippeth,  
Ashley Hatton (Secretary)

4 residents

Paul called the meeting to order at 6:00 PM

**TREASURER'S REPORT**

In Meghan's absence Paul reviewed the July 2023 Financial Report.

- July Balances:
  - o Checking: \$ 22,976.25
  - o Savings: \$ 8,201.01
  - o Reserve Funds: \$21,137.99
  - o CD's \$185,000.00
- There are still 4 lots with unpaid dues. The lawyer sent letters on 7/28/2023. His fee for this service is included In the July Financial Report.
- Secretary salary will be paid on the first of each month

**COMMON AREA REPORT AND CONCERNS**

None

**COVENANT VIOLATIONS TEAM REPORT**

Ongoing , no discussion.

**REVIEW ACTION ITEMS**

None

**OLD BUSINESS**

**Life Ring Installation**

- Denny installed life rings but should ropes to secure be attached to the rings so that if a ring is thrown it can be easily retrieved?
  - o Paul agreed, Denny will follow up with Meghan to find out where they were ordered from so the Board can get appropriate ropes to knot to the life rings
- Pete reached out to the owners of the boat with tree growing in it , no contact made yet

**Reconstruction of Pier 4/7**

Denny met with Justin (WH Construction). Denny found out that the docks can only go out 150 ft. into the water from the shore line. Donnie suggested maybe a special permit to go further? Pier 7 can go further than 4 but water depth is a major concern. The added water depth could mean those with free-standing lifts might not be able to adequately reinstall the lifts. Justin is available in spring or fall of 2024.

After some discussion it was decided by Paul and Denny that fall 2024 would be better as the Board will have to hold a meeting with all slip owners well prior to the start of construction. Denny and Justin

recommended starting with pier 7 as it is the older of the piers and in worst shape; Paul agreed. The Board discussed reconstruction of pier 4 for 2025.

Paul suggested hiring a professional engineer to see if he/she could give recommendations on how the extended length of pier 7 might impact the slips. Denny said he had been given the name of someone, from Justin, and would give her a call.

Regarding the possibility of deeper water for some of the slips and the possible inability to reinstall free-standing lifts, a resident recommended hydraulic lifts. Paul tossed out the idea of an L shape dock

### **Newsletter**

Ashley asked Paul for his President's Message for the Summer/Fall Newsletter and requested he have it to her by the next meeting.

Denny recommended including, in that message, that with the new electronic gates, people need to assume that anyone using the common areas either live here, are renting here, or are guests of residents.

### **NEW BUSINESS**

#### **Halloween**

Ashley asked for date for Halloween, Denny recommended Oct 28<sup>th</sup>, agreed by Paul.

### **MEMBER COMMENTS AND QUESTIONS**

#### **Resident recommendations**

Fenced in dog area in common area 2

-Paul advised to discuss next month so the Board can think of ideas, questions or concerns around the idea. Denny agreed.

A resident requested that the slips lists posted on the Common Area message Boards be updated.

- Pete advised he will update.

Pete mentioned to please have anyone with POA packet questions to reach out to Pete to help with any confusion of POA packets or provide his email.

Denny asked Paul if he wanted to have all upcoming meetings on the first Monday of the month. Paul replied he did. Denny then mentioned that this would mean the September meeting would be held on Labor Day Monday. The Board decided to schedule the September meeting for Tuesday, September 5th, 6:00, Pavilion, Common Area 2.

Paul Motioned to adjourn. Denny seconded the Motion. The meeting adjourned at 7:06 PM.

The next meeting of the Board of Directors will be held on  
Tuesday, September 5th, 2023  
6:00 PM  
Pavilion-Common Area 2

#### **MOTIONS/VOTES**

Denny motioned Pier 7 reconstruction for go first

Paul seconded the Motion.  
Votes: yes – 5, no – 0  
Motion passed 5-0

Approved by email: Donnie Henshaw, Pete McKenny, Paul Rippeth, Denny Smith & Meghan Zeranski