

Cuckoo's Nest Association

Board of Directors Meeting Minutes

April 8, 2017

Meeting called to order by Lorenda Ward at 8:06am.

BOD members in attendance: John Blair (VP), Lorenda Ward (Pres), Stephanie Brown, Eddie Owens, Naomi Smith (Treas), John Decker (Sec)

Two additional lot owners were present.

Treasurer's report

- Reviewed Mar expenditures and deposits
- 2017 Dues receipt status - 108 received to date
- Long time outstanding lot owner has paid dues 3 years in arrears, late fees and lien charges. Lien to be released at courthouse.

Action items: Naomi to research bank service charge reported for March and report back to the board on reason. Pete to remove lien for delinquent dues at courthouse

Common Area report provided by John D

- Throw rings purchased and installed
- Tasks discussed for cleanup day
 - Mulching in CA2
 - Debris pickup from recent storm damage
 - Dock board replacement in CA1 & CA2
 - Beach board replacement in CA2
 - Replace screws/nails as needed on docks CA1 & CA2
 - RestoreX application on post caps as needed CA1 & CA2

- Seal picnic tables in CA1
- Trash pickup CA1 & CA2 & neighborhood
- Launch dock in CA2 has been replaced
- Developer has agreed to seed and rip-rap around new covered dock.

Action Items: None

Old Business

- Discussion of replacement for launch dock in CA2
 - Due to deterioration of dock pilings over the winter, it was decided that the launch pier needed to be replaced before the 2017 boating season. Bids were solicited and one was accepted for \$2500 for complete replacement and removal of old dock structure. Motion made to accept the bid and pay for the dock from 2017 reserve fund contribution. Motion passed 6-0-0.

Action Items: None

- Review of how to keep dock assignments up to date.
 - Naomi currently sends a New Member Listing to John B. She will copy Pete on that document so he can update the slip assignments as they occur.

Action Item: Naomi to change process and add Pete to distribution for New Member Listing (completed)

Action Items Completed:

- Dutch purchased and installed new throw rings for CA1 & CA2
- John B contacted developer about rip rap and seeding needed for CA2 covered boat slips
- Dutch & John D obtained bids for dock replacement in CA2
- John D posted Spring Cleanup sign at entrance to the community

New Business

- Discussion of possible covenant violation for Sec III
 - Possible violation is actually Sec II. Concern that there has been past violations with Item #4 - Temporary Structures, specifically the prohibition on occupied travel trailers or motor homes, and that additional lot owners may not be aware that this is a prohibited activity. The situation was previously addressed by the developer, but final resolution is unclear.

Action Item: John B to reach out to the CNA attorney to determine appropriate course of action given previous contact by the developer

- Discussion of Annual Meeting June 2017
 - Lorenda has distributed to the BOD draft versions of the meeting agenda, May 1st mailing, standard ballot, and absentee ballot. BOD members need to reply by April 21st with comments, corrections, etc. Bios are needed from 2 incumbent directors for upcoming ballot. Discussion of speaker for annual meeting. Possibly the developer representative from LALC and/or a local Realtor to discuss current market conditions for buying and selling homes in the Lake area.

Action Items: All BOD to offer any comments corrections or input on Annual Meeting Documents to Lorenda no later than April 21st. John D & Wayne to provide bios for ballot by April 21st. John B to reach out to John Whitlock and Dockside Realty for potential speakers at Annual meeting.

Member Comment & Question:

- None

Admin Items

None

Meeting adjourned at 8:51am