

# Cuckoo's Nest Association

## Board of Directors Meeting Minutes

### Dec 05, 2015

Meeting called to order by John Blair at 9:05am.

BOD members in attendance: John Blair (VP), Stephanie Brown, Naomi Smith (Treas), Dutch Zuidema, John Decker (Sec), Eddie Owens, Pete McKenney

No additional community members were present.

- Treasurer's report provided by the Treasurer
  - Confirmation of liens filed for one remaining lot owner who has not paid their annual dues. In addition, all outstanding membership fees are now current.
  - Reviewed CD's currently in place
  - Reviewed October & November Financials

Action items: Naomi to call Commonwealth to obtain current statements for existing CDs

- Common Area report provided by Team Lead
  - Tasks performed by the team since last meeting reviewed. Special thanks to Common Area Team members Dutch Zuidema & John Blair & lot owner Rick Stanard for blowing and raking leaves in CA #2. Special thanks to Naomi & Jerry Smith for their leaf blowing and raking in CA #1. Cost savings to the community was \$500 based on our current landscaping contract.
  - Junk removal from CA #2

- Three bids received for repair of driveways and parking areas in both common areas. Common Area Team to review and recommend one to BOD for 2016 work

Action Items: No new items

## Old Business

- Review Action Items (Completed listed below)
  - Team (John B & John D) assigned to produce list of concerns for covered docks in CA #2
  - List of common area enhancements for developer consideration created. Will be forwarded to developer with covered dock concerns
  - Liens updated & filed
  - No letter required for boat slip. Boat removed
  - Fall community mailing complete
  - Recommendation for location of gate closing sign completed. Agenda item for next meeting
  - Stencils obtained
  - Welcome letter updated
  - Gate light research presented. Feedback provided. No action at this time
  - Estimates for driveway repair in common areas received and under review
  - 2016 budget recommendations completed
  - Insurance renewal dates reviewed & confirmed
  - Website updated for Nov & Jan meetings

Action Items assigned:

- Stephanie to research a more user-friendly lock for the common area gates. Focus on visibility at night and ease of use.

- John D & John B will produce a list of concerns from CNA regarding the developers intent to add a covered boat slip to CA #2

#### New Business

- Review 2016 Budget proposal
  - Discussion on 2015 actuals
  - Discussion of 2016 proposals and methodology behind amounts
  - Agreement to consolidate the Common Area Maintenance, Rip Rap Repairs, and Dock Repairs budget categories into the Common Area Maintenance category

Action: Eddie & Naomi to make agreed-upon changes and forward Excel & PDF copies to BOD for review

Meeting adjourned at 10:29am