

Cuckoo's Nest Association

Board of Directors Meeting Minutes

January 7, 2017

Meeting called to order by John Blair at 10:06am.

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

No additional community members were present.

Treasurer's report provided by Naomi

- Reviewed Nov & Dec expenditures and deposits
- Handed out complete 2016 actual expenses
- Discussed that 2 CDs were coming due at the end of January and they would be renewed, possibly at a different bank per discussion in November
- Payment received from lot owner for lien fees. Lien removed from lot owner's property
- Reported that there is only 1 delinquent member who still owes 2016 dues. Despite multiple communications the member chooses not to pay. Member is currently 3 years in arrears. An additional lien for 2016 has been placed on the property at the Louisa County courthouse.

Action items: John B & Naomi to coordinate renewal of the 2 January CDs

Common Area report provided by Dutch

- Repaired gate in CA #2
- Common Area team plus one community member picked up leaves in CA #1 & CA #2.

- Discussion of different gate/lock options. Still looking for a more user-friendly lock for both gates
- Discussion of possible upcoming common area expenses for 2017, launch dock, entrance to CA #2, hired leaf pickup.

Action Items: None

Old Business

- Discussion of electric service to common areas and docks
 - No further updates at this time

Action Items: None

Action Items Completed:

- Naomi - Annual budget broken out to monthly
- Naomi – Update website with meeting location information

New Business

- Hand out of draft 2017 calendar of actions/events
 - Review calendar for updates
 - Discussion of meeting frequency

Action Items: Stephanie to review POA Act for requirements on meeting frequency and structure

Member Comment & Question:

- None

Admin Items

- Brief email received 01/07/2016 from John Whitlock indicating covered slip construction is almost completed and a builder has purchased 3 lots in section 3 with plans to build 3 spec homes, one every 6 months

- February meeting will be at Lorenda's house at 10:00am
Action Item: Naomi will update the website to reflect the location for the February meeting

Meeting adjourned at 10:48am