

# Cuckoo's Nest Association

## Board of Directors Meeting Minutes

### October 7, 2017

Meeting called to order by John Blair at 10:00am.

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

There was 1 additional community member present.

Treasurer's report

- Reviewed September expenditures and deposits
- Discussion of required reserve for 2017 vs current on-hand amount.  
Currently above target based on reserve study amounts

Action items: None

Common Area report provided by Dutch (email presented by John D)

- Pete reinforced the hinge post in CA2 and installed solar powered lock lights in CA1 & CA2
- Dutch "limbed up" trees in CA2. Still need to do the same in CA1
- John B replaced broken and missing pier caps
- Discussion regarding adding a low water sign in CA2 similar to the one currently in use in CA1. Pete to obtain sign.
- Discussion regarding blowout hole at the end of boat ramp in CA2. Trailers can be caught at the end of the ramp currently, especially during low water events. John B & John D will obtain stone to fill the hole to an appropriate level.
- Estimates for tree removal from CA1 received and reviewed. Because this work was not part of the current budget, a separate motion was required. Motion made by John D, seconded by Stephanie to approve the \$1400 bid

from Mathew Lewis with a max spend of \$2000. Motion passed 5-0-0.  
Dutch to schedule with contactor and coordinate with lot owner next to common area.

Action Items: Pete to obtain new low-water sign for CA2 boat ramp. John B & John D to obtain stone to fill blowout hole at the end of the ramp in CA2.  
Dutch to schedule approved tree work with contactor and coordinate with lot owner next to common area.

#### Covenant Violations Team Report

- Lorenda has not sent follow-up letter for lot 82 due to personal obligations. Initial letters to lot 95B & 3-009 have not been sent yet. Stephanie to reach out and determine if assistance is needed.
- Collapsed shed at lot 84 has been flattened and stacked
- Discussion of communication deadlines for formal complaints. Team will pay better attention to required deadlines.
- Discussion of how and who should store current board communications. Hard copies of documents currently maintained by Naomi in CNA file cabinet. John D to work with Naomi to take over document storage and perhaps digitize with multiple backups.

Action Items: Stephanie to reach out to Lorenda to assist with current outstanding violations letters (Completed). John D to reach out to Naomi to pick up file cabinet and become contact for document storage.

#### Old Business

- Discussion of gate options
  - No updates

Action Items: None

- Review of Fall newsletter
  - John B provided draft prior to the meeting. Some discussion of adding additional topics, but deferred to Spring letter

Action Item: John B to provide final copy of Fall letter to Naomi for mailing.

#### Action Items Completed:

- Dutch & Pete contacted 3 tree removal companies for estimates on work in CA1
- Naomi sent lot owner info to Lorenda for violations letters
- Naomi updated website with NextDoor link.
- John B provided draft Fall newsletter to BOD for review

#### New Business

- Additional areas that required cleanup from the original construction were identified at the covered slips in CA2. John B will reach out to developer
- Discussion of budget items to be considered for 2018 budget process
  - Park grill for CA1
  - Playground area for CA2 (equipment may be able to be donated)

Action Item: John B to look at area and review any issues found with the developer. Pete to reach out to see if playground equipment is still available for donation. Naomi will reach out to insurance agent to determine effect of a playground on our insurance rates

#### Member Comment & Question:

- Lot owner had questions about future plans for common areas and expressed concerns about condition and appearance of docks in CA1. John D identified as contact for the homeowner to meet with (if necessary) to review specific areas of concern

#### Admin Items

- November meeting to be held at 10:00am at 14 Elnor Road

Meeting adjourned at 10:57am