

**Cuckoo's Nest Association, Inc.**  
**Board Meeting Minutes**

The regular meeting of the Board of Directors of the Cuckoo's Nest Association, Inc was held at 54 Robbie Road on Saturday December 4<sup>th</sup>, 2010.

Directors present were Pete McKenney, Jessica Escobar, Bill Stevens, Carl Moellering, Tim Coleman, Corey Fischer and Gene Wyatt.

The meeting was called to order at 10:08 by Pete McKenney.

**Treasurer's Report**

143 lot was paid in full, 7 lots unpaid. Lot 113 paid all back dues, late fees, legal and court fees. Liens will be going to 6 out of the 7 unpaid lot owners. One lot is in foreclosure. The authorized borrowing from CAF to GF is not necessary at this time as a review of the expenditure showed we are still on the positive side. A complete accounts status report was distributed to the board of directors.

**Secretary's Report**

none

**Old Business**

The Common Area II pavilion is complete and beautiful. Greg Phipps and Gene Wyatt developed a list of rules for the pavillon that will be reviewed at a next meeting. It was discussed about gatherings at the pavilion and it was recommended the use be at a first come first serve basis.

A grill for the commons area is on hold until further discussion with the insurance company.

Pier inspections were conducted by Commons Area Capital Improvement Committee. Updates will be communicated at the next meeting.

**New Business**

The Common Area I ramp has a short ramp which has become an issue for boats to launch during low water times. In the past, Commons Area I has been closed due to low water. The Commons Area Capital Improvement committee will investigate prices and options for extending the Common Area I ramp. Pete McKenney will get a sign to warn users on low water and if necessary the ramp closed will be closed for safety.

Greg Phipps will update us on signs for addressing state guidelines for fishing, boating alcohol at the next meeting.

Bill Stevens will contact the mowing company for the contract pricing for next year. The contact will be reviewed at the next meeting.

Pete McKenney will lock port-a-potties as instructed by Dominion.

A concern was brought to the board about ATV issues on private property. The board appreciates the problem presented however due to the issue occurring on private property there is no action the board can take.

Tim Coleman will e-mail the board the HOA invoice letter to review for the next meeting.

Jessica Escobar will head up the nominating committee. Tim Coleman will post the information on the web.

### **Open Discussion**

Gene Wyatt received a letter from the state stating we had a buoy missing. He communicated to them it was stolen and has since been replaced and is accurately placed and still standing.

Lot ownership was reviewed to try and update pier assignments and information.

### **Adjournment**

A motion to adjourn the meeting was made by Jessica Escobar and seconded by Bill Stevens at 11:31 am.