

FINAL MINUTES



Cuckoo's Nest Association, Inc.

A special meeting of the Board of Directors of the Cuckoo's Nest Association, Inc was held at the home of Stephanie Brown on July 8, 2012.

Board members present for the meeting were Stephanie Brown, Dawn Deardon, Danny Savage, Paul Rippeth, Ed Fitzgerald, Todd Wise, Carl Moellering, Mari Don Dent, and Lorenda Ward. Bill Stevens (past 2011 – 2012 treasurer) was also present.

The meeting was brought to order at 8:10 by Lorenda Ward. The meeting was called to install new officers after the annual meeting, to discuss a couple of motions that were raised at the annual meeting and to set the calendar for future Board meetings.

Phone numbers and email addresses of the new Board members were collected. The following officers/positions were decided upon:

President: Carl Moellering
Vice President: Paul Rippeth
Secretary: Danny Savage
Treasure: Stephanie Brown
State Agent: Todd Wise
Web Master: Dawn Deardon/Tim Coleman

Each individual officer is to get with the out-going officer for a pass down and any documentation that will be needed to hand over. Signature cards for the bank accounts will be updated with the new Board members (**President, VP and Treasure**). Carl will contact Pete to see what documents/equipment he still has and Stephanie will work with Bill for the treasurer information. Carl or Paul to follow up to see if the insurance policy that covers the Board is specific to individuals and will need to be updated, or if it is general.

Post this meeting, Stephanie Brown asked to switch positions with Danny Savage. This was agreed to and a note was sent to each board member to inform them of the change. Their approval of these minutes will act as approval of these officer position changes.

**Secretary: Stephanie Brown
Treasure: Danny Savage**

FINAL MINUTES

Open Discussion

Before officers were selected there was open discussion about the common area and repairs that are needed. Carl stated that he would follow up with having the stones/large gravel (that is currently in three piles in the common area) utilization, having the holes at common area 2 filled and seeing what other work in general needed to be done to maintain the common area. Ed volunteered to head a maintenance committee.

A request was made to have Tim Coleman print up the relevant Board documentation (CAN rules/regulations/by-laws) for the new Board members.

Motions made at the annual meeting: Look into the hiring a management company, Do our books need to be audited, and do we or have we been doing a reserve study. Dawn Deardon will research the need for an audit and reserve study and get back to the Board. Carl Moellering will research the hiring a management company and get back to the Board at the next meeting. In order to assist Carl in his research a list of items was proposed for the management company to do:

- Generate invoice and collect dues
- Issue packets
- Handle homeowner issues/complaints
- Handle correspondence
- Mail notices to homeowners
- Ask question about audit
- Store and maintain paperwork/documentation and shred when appropriate

Paul proposed that a storage shed be located at common area 2 to house tools, etc that is maintained by the Association. His original proposal included maintaining a gas grill in the shed. He is going to look into cost of obtaining a shed and report back to the Board.

Carl proposed that the bulletin boards at the common areas be replaced. He will look into the costs of replacing the bulletin boards and report back to the Board.

The Board will meet the first Saturday of the month at 14 Elnor Road, unless otherwise posted. Meeting will begin at 8 am. If a homeowner would like to bring up an issue at the Board meeting, the agenda item needs to be submitted 10 days before the designated meeting **in writing by the homeowner**. Fifteen minutes of the agenda will be dedicated to homeowner issues **for any HOA issues only**. Each issue area will be allotted 3 – 5 minutes. After that, the meeting will go into executive session. If a homeowner has an issue that they would like to discuss and it is less than 10 days before the next Board meeting, they can call either the President or Vice-President to discuss.

Any emails that are received to the CAN website will be answered by either Stephanie or Mari Don initially and they will coordinate with the rest of the Board if a more detailed answer is needed. This is to enable timely a response from the Board.

FINAL MINUTES

Discussion occurred on making our neighborhood golf cart friendly and what that would entail. Mari Don volunteered to follow up on this action item.

It was proposed to have a meeting with the local authorities to introduce the new Board members.

Adjournment

On a motion by Ed Fitzgerald and seconded by Danny Savage it was voted to adjourn the meeting at 10:15.

Approved via email by:

Danny Savage
Stephanie Brown
Edward Fitzgerald
Todd Wise
Carl Moellering
Paul Rippeth
Mari Don Dent