

CUCKOO'S NEST ASSOCIATION
Monday April 1, 2024
BOARD OF DIRECTORS MEETING MINUTES
353 Wilson Street
6:00 PM

Paul called the meeting to order at 6:01 P.M.

TREASURER'S REPORT

Meghan phoned in to review the April 2024 Financial Report

- Checking \$40,449.58
- Savings \$8,201.43
- Reserve Funds \$37,443.74
- CD's \$185,000.00

Dues Updates (as of 04/01/2024)

- 178 out of 191 dues have been received; 93%.

Misc. Updates for April

- Lawyer invoice was paid and will reflect on the April financials.
- Po box & website fees paid
- Meghan and Ashley will send one final invoice on the missing dues and then recommend we send a list of the delinquent lots to the lawyer.

The Board discussed editing the dues invoice to advise if not paid by 4/30 will be submitting to attorney/lien owner will be responsible for the fees.

Late fee is assessed by 5% of total bill, wouldn't be adjusted unless dues go up.

Meghan advised some unpaid are repeat offenders.

COMMON AREA REPORT AND CONCERNS

Pete updated pier list at Common Areas 1 & 2

Ashley to update on website.

Couple cars parking in Common area 2 grass and have been advised not to do so

Dingy has not been claimed and unknown owner. Due to timeframe and condition Paul and The Board members are going to work together to remove it.

COVENANT VIOLATIONS TEAM REPORT

Update on current or new violations. – Ongoing

REVIEW ACTION ITEMS

None

OLD BUSINESS

Reconstruction of Pier 7

Denny had some conversation with Dominion in February but nothing since. He and Paul are going to play with numbers/drawings to see if moving Pier 7 or changing sizes might be viable options. No current contract for construction until the fall, Denny is going to reach out.

Reserve Study Repairs

Paul replaced caps, bought orange paint to mark bad boards. He will be marking the boards and keep count/track of sizes needed.

NEW BUSINESS

Board Elections

3 positions open, 4 applicants so far.

Gate cards

Computer issue for gate cards

John spent hours trying to fix laptop with gate software. The Board agrees on replacing if necessary and in addition buying external hard drive for software so this doesn't happen again. Unknown if data is transferable.

Ashley will call tomorrow to see if:

1. If Geek Squad could get laptop on can the data be transferred or downloaded.
2. If not, how do we get software? Would we have to start over?

Until these are answered to those will wait on attempting to fix/replace laptop.

MEMBER COMMENTS AND QUESTIONS

Listen to concerns, questions, or suggestions from attending lot owners/residents.

Paul motioned to adjourn. Pete seconded the motion. The meeting adjourned at 7:01P.M.

Approved by email: Donnie Henshaw, Pete McKenny, John Olyha, Paul Rippeth, Meghan Zeranski