

Cuckoo's Nest Association

Board of Directors Meeting Minutes

January 5, 2019

Meeting called to order by John at 10:02am.

BOD members present: John (Sec), Pete, Dutch, Paul, Larry, Kathi (Treas)

There were two additional lot owners represented from the community.

Treasurer's report (Kathi)

- Review of Dec expenditures, deposits, & balances.
 - Lawncare invoice for leaf removal done in Dec still outstanding
- Review of Year-end Treasurer's report.
 - Income was \$2,598 over compared to the approved 2018 budget
 - Overage mostly due to increased lot sales by LALC
 - Expenses were \$3,801 under compared to the approved 2018 budget
 - Leaf removal done in 2018 will be billed in 2019, approx. \$800.
 - Largest underspend was no purchase of a shed.
 - Largest overspend was Common Area/Dock Maintenance.

Action items: For 2019 budget, Kathi to note 2018 lawncare spend in 2019 for delayed lawn care invoice.

Common Area report (Pete)

- Common areas are in generally good condition.
- Elec service meter bases have been installed.
- Fill dirt to be spread in low area as weather permits.
- Portable toilet vendor notified about not driving in soft grassy areas.
- Numbers highlighted on gate lock in CA2 to aid visibility.

- Noted that someone has been doing doughnuts in the gravel at both common areas. Common area team has smoothed out the ruts, but further damage has been seen since then.
- Current agreements with service vendors are expired.

Action Items: Pete to work with Larry to identify vendors for bid requests for lawn care and portable toilet vendor.

Covenant Violations Team Report

- No items to review.

Gate Requirements Team (Larry)

- Team has completed the requirements gathering and will now move towards addressing potential implementation of upgraded gates.

Action Item: See Old Business Gate Upgrade Discussion

Old Business

- Gate upgrade discussion.

Meeting rules were suspended for this topic to allow members present to ask questions and provide their opinions.

- Review postcard responses.
 - 92 postcards were returned, approximately 56% of lot owners.
 - 47 were in favor of upgrading the gate, 45 preferred the existing gate system.
- Next steps.
 - Gate requirements team will shift towards identifying how best to bring upgraded gates to the common areas. All members are encouraged to send their ideas to the team via the associations email address info@cuckoosnestassociation.com.
 - Some specific items to be worked through are:
 - best and least impactful way to finance the purchase
 - process for distribution and maintenance of access card information

- ongoing maintenance for the gates
- process for ensuring access if/when gates or cards fail to function as planned
- minimal disruption to use of the common areas as gates are installed
- A member familiar with similar gate systems offered advice based on their experience. In the system they were familiar with, card info was lost whenever power was lost and their gate was difficult to open manually.

Action Item: Larry will review the specific points raised with gate vendor. All BOD members to produce their questions and concerns for the team to review at the February meeting.

- Status of motion from Annual meeting

“for the Board to obtain specific alternatives and estimates for gate options to be presented by the end of August for review by all interested Association members at the following board meeting in September as well as in the Fall newsletter”

- Motion is complete.

Action Items: No new action items.

- Dock Replacement Discussion

- No updates.

- Review 2019 budget

- General discussion of budget categories
- Amount to be contributed to the reserve fund annually is now \$22,270 based on the 2018 Reserve Study.
- Most notable increases were for lawn care (to accommodate late billing), common area/dock maintenance (increased maintenance items per reserve study), legal fees (to draft a uniform lien template)
- Most notable decreases were for removal of reserve study (not required again until 2023)

Action Item: Kathi to bring together a clean version of the 2019 budget and distribute to the BOD members prior to the February meeting. John to include vote on 2019 budget for the February agenda.

Action Items Completed:

- Annual meeting motion completed
- Meter structures installed in CA1 & CA2
- Portable toilet vendor contacted re driving in soft areas
- List of reserve study items recommended for correction provided to BOD
- Verify both insurance policies were still current

New Business

- Review 2019 Dues Invoice Package.
 - Some documents require updating to reflect annual dues increase
 - Question regarding who updates the Realtor package with new dues and fee amounts

Action Items: Kathi to pull together documents for Spring Invoice mailing and present for review at the February meeting. Pete to update Realtor package with new dues amounts and fee structure.

Member comments:

Members present offered positive comments regarding Fall newsletter communication. There was a discussion regarding knowing when updates occurred on the website. The webmaster will research the feasibility of having a popup on the main page indicating the latest updates. Member asked if there was a way to set up an email notification for members to opt into for notifications on Association news.

Action Items: John will review how to put a pop-up or similar notification on the front page of the website so members can know at a glance what has been updated recently.

Meeting was adjourned at 11:50am.

Admin Items:

- Next meeting will be Saturday February 2nd, Location TBD. Final location will be posted on the website 7 days prior with the agenda.