

Cuckoo's Nest Association

Board of Directors Meeting Minutes

March 3, 2018

Meeting called to order by Stephanie Brown at 10:00am.

BOD members present: John D (Sec), Stephanie B (VP), Pete M, Naomi S, Dutch Z, Eddie O, Richard H, Paul R (Treas)

There were 2 additional community members present.

Treasurer's report

- Reviewed February expenditures and deposits
- Review of Bank CD and account totals

Action items: Pete to identify missing mailing address for new lot sale. John D to drop off spring newsletter sent to a member that was returned by USPS

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

- Preparations under way for Spring cleanup. See Old Business agenda item
- Concern over someone using Porta Potty to dump pet waste in bags and trash

Action Items: none

Covenant Violations Team Report

- No items to review.

Old Business

- Finger pier discussion

- Motion made by Stephanie to engage the Association attorney to review deed and lease documents for finger piers. Seconded by Dutch. Motion declined 2-6-0
- Additional discussion to identify dock replacement plans and solicit bids to determine financial accuracy of 2013 reserve study

Action Items: John, Dutch, Pete, Eddie will discuss any changes in existing configuration and solicit bids for dock replacement. Recommendations will be presented to BOD once bids are received.

- Reserve Study status
 - Eddie is in communication with the company who did the 2013 reserve study. Study can be completed in about 2 weeks once we give the ok to start
 - Start date for reserve study is still tbd pending receipt of local bids for dock replacement. Based on recent work it is thought that the 2013 study is overstated. Local bids could/should bring greater accuracy to the upcoming reserve study

Action Item: None

- Transition plans for officers
 - Three members up for re-election in June
 - Discussion on how to encourage participation from additional community members. BOD encouraged to solicit volunteers from people throughout the community during their daily interaction.

Action Item: None

- Spring Cleanup discussion
 - Tasks to include mulch (30 yds), general debris pickup, replacement of dock boards as needed, & nail pops replaced with screws
 - Sodas & water will be provided, but no food.

Action items: Dutch to coordinate mulch delivery and volunteer with the tractor. Dutch to purchase water & sodas. John & Dutch to walk the docks

and identify boards needing replacement, purchase, and cut replacement boards prior to cleanup. Dutch to post sign for cleanup.

- Annual meeting planning
 - John to create draft letter to accompany the ballot and circulate to the BOD for review
 - John D to create agenda for the annual meeting and circulate for review.
 - Same food format as last year. Details to be communicated in Annual Meeting letter.
 - Need tables & chairs for ballot counting team

Action Items: John to create letter and agenda for review. John & Paul to provide tables & chairs for ballot counters

- Previously tabled items:
 - Electric gates for common areas
To be discussed at annual meeting. Not currently in 2018 budget
 - Storage shed
In 2018 budget, but on hold pending reserve study findings
 - Shelter for CA 1
To be discussed at annual meeting. Not currently in 2018 budget

Action Items Completed:

- Dutch completed follow-up with gate company. They have refused all attempts to provide an estimate
- Naomi updated website re POC for HOA packets
- Naomi updated website & bulletin board with POC for emergency contact
- Naomi updated website with current slip assignment document
- Stephanie identified relevant documentation regarding deeds and lease agreements for boat slips
- Stephanie identified definition for boat slips
- Richard identified guidelines for depth of padding for swing set
- Pete provided Naomi with updated slip assignment document

- Naomi & Paul prepared and mailed spring letter and dues invoice
- Lorenda provided spring letter to Naomi & Paul for mailing
- Naomi & Paul have added Paul to signature cards at the bank

New Business

- Additional methods for informal information sharing
 - Review how to better utilize Facebook & Nextdoor.com to communicate with members

Action Item: Lorenda to review her action item regarding Facebook and capabilities. Pete to review Nextdoor.com and capabilities

- iWisp request to put repeater antenna on covered dock in CA2
 - The Covered Boathouse Association has the responsibility and authority to decide what agreements to make with iWisp for their covered boat house. The CNA board reviewed what is proposed and has no objections based on any visual impact to the common area

Action Item: John to communicate with LALC our review and reiterate that it is their decision & responsibility how and whether to engage with iWisp.

- Offsite backups
 - John to provide thumb drive with files to another BOD member for storage. Thumb drive will be update quarterly.

Member Comment & Question:

- Member that referred iWisp was present and reiterated that he was interested in bettering internet connectivity for all members of the CNA

Admin Items

- April 7th meeting to be held at 10:00am at either Lorenda or Stephanie's house. Updates will be provided on the website
- Add security & trespassing concerns in the common area to agenda for April

Meeting was adjourned at 11:36am