

Cuckoo's Nest Association

Board of Directors Meeting Minutes

April 7, 2018

Meeting called to order by Lorenda Ward at 10:06am.

BOD members present: John D (Sec), Pete M, Naomi S, Dutch Z, Richard H, Paul R (Treas), Lorenda W (Pres)

There were no additional community members present.

Treasurer's report

- Review of March expenditures and deposits
- Review of Bank CD and account totals.
- As of 4/5/2018 there are 40 members delinquent on their dues
- Discussion of posting financials on the website. Agreement not to do so as it provides too much information to non-members. Copies will be provided to all attending the annual meeting and are available to members at every monthly board meeting or upon written request to the Treasurer.

Action items: Paul & Naomi to meet to discuss fine points of monthly and annual reporting associated with Treasurer position

Common Area report

- Trees and brush in both common areas trimmed by common area team volunteers
- Decking boards that need replacement on docks identified and will be replaced by common area team
- Spring cleanup tasks finalized
 - Spread 30 yds of mulch with tractor to assist in distribution
 - Walk all docks and replace popped nails with screws
 - Pick up sticks and other debris in both common areas

- Pick up trash on community roads

Action Items: No new items

Covenant Violations Team Report

- No items to review.

Old Business

- Reserve Study status
 - Waiting on weather to gather additional information on dock replacement

Action Item: No new items

- Annual meeting planning
 - John to create annual meeting agenda to accompany the May 1 letter, and circulate to the BOD for review

Action Items: John to create annual meeting agenda, circulate for review, with final due to Paul by April 19.

- Review of dock replacement/repair team review status
 - No update due to weather

Action Item: John D to reach out to Brooks Dock Construction for consultation on what we should include in our dock project.

- Previously tabled items: (Waiting on results of Reserve Study)
 - 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:

- Mulch delivered for Spring cleanup day
- Dock planks in need of replacement identified
- Sign advertising community cleanup day posted at entrance
- Letter for Annual meeting created and distributed for review
- Capabilities of Next Door for information sharing reviewed. Will not be pursued at this time.
- Communications with LALC & iWISP completed with regards to repeaters at the covered dock. No action or permission required by CNA. Covered Boat Slip association will address
- Board member identified to hold offsite file backup. Richard & Lorenda will both hold backups.

New Business

- Discussion security of the common area
 - How to control access to common area? Some members are granting permission for use of common areas outside of the covenants & bylaws
 - Options include returning to parking passes for all cars parked in common areas or installing card access electronic gates
 - Solutions to be discussed along with costs at annual meeting

Action Item: Pete to reach out to the company who installed gates at Mill Run and try to get them to attend annual meeting to discuss options, expense, etc.

- Confirm responsibilities for answering email inquiries
 - Treasurer will respond to all requests for lot owner status and forms requested by real estate agents
 - POA agent will provide POA packet upon confirmation from Treasurer that fees have been paid

- All other inquiries will be answered by any BOD member feeling comfortable & knowledgeable about the question. They should copy other BOD members so all are aware that the email has been answered

Action Item: No new items.

Admin Items

- May 5th meeting will be held at 10:00am at Richard's house, 166 Dale Rd

Meeting was adjourned by Lorenda at 11:40am