

**CUCKOO'S NEST ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
Monday, August 5 2024  
Common Area 2 Pavilion  
6:00 PM**

**ATTENDANCE**

Donnie Henshaw, Jim Howard, John Hurley, Pete McKenney, John Olyha, Eddie Owens, Denny Smith, Paul Rippeth, Meghan Zeranski and 1 resident

Paul started the meeting at 6:04pm.

**TREASURER'S REPORT**

Review July 2024 Financial Report

**Balances**

- Checking \$34,651.93
- Savings \$8,201.84
- Reserve Funds \$37,443.74
- CD's \$194,000.00

**Dues Updates (as of 08/01/2024)**

- 184 out of 191 dues have been received; 96%.
- Missing 7 lot owners dues.

**Misc. Updates for July**

June's month-end checking balance changed from \$35,548.97 to \$35,607.85 because the Amazon order for the life ring ropes ended up hitting the books July 2nd. vs. June 30th.

Ashley to draft and send letter to remaining 7 advising common area gate cards to be disabled and send info to attorney for collections.

**COMMON AREA REPORT AND CONCERNS**

Quotes for: Branches, Fill dirt and Signs

Quote from Local Landscapers was high, CWW will adjust their quote for seeding & tree trimming height and resend to The Board.

**COVENANT VIOLATIONS TEAM REPORT**

Update on current or new violations; settlement meeting

Will amend agenda to advise executive meeting to occur at the end of regular monthly meetings.

## **REVIEW ACTION ITEMS**

### **Swim area barrier**

Have all supplies, waiting on Dominion approval, if approval received may put up the weekend of August 17<sup>th</sup>.

## **OLD BUSINESS**

Reconstruction of Pier 7 –

The Board wants to meet with Pier 6 & 7 owners on 9/21/2024.

Ashley to draft invitation email/letter and survey for interest in slip trading/surrender to Pier 6 & 7 owners.

## **NEW BUSINESS**

None

## **MEMBER COMMENTS AND QUESTIONS**

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

Resident suggested having cleanup days for Common Areas before Memorial Day weekend and major holidays or a Spring/Fall cleanup day. Make it like a BBQ where everyone brings a side like before.

The Board will discuss more about having specific tasks to be completed for example trash pickup, mulch, pier board replacements. It will be advertised in the Newsletter and emails to advertise close to the dates chosen.

Resident concerned over grill pole as a hazard. Jim volunteered to remove.

Resident wanted to know if Air BnB's can be voted out in the neighborhood.

Paul advised this will be taken as an action item for The Board to discuss at the next meeting.

September meeting moved to September 9<sup>th</sup> due to Holiday weekend.

Paul motioned to adjourn and Denny seconded the motion. The meeting was adjourned at 7:01pm.

Approved by email: Donnie Henshaw, Jim Howard, John Hurley, John Olyha, Paul Rippeth