

Cuckoo's Nest Association

Board of Directors Special Meeting Minutes

Aug 15, 2015

Meeting called to order by Lorenda Ward at 9:10am.

BOD members in attendance: Lorenda Ward (Pres.), Naomi Smith (Treas.), Dutch Zuidema, John Decker (Sec.), Eddie Owens, Pete McKenney, Wayne Turner

The developer was in attendance represented by Doug Whitlock

One additional community member was present.

- Common Area Improvements
 - Mr. Whitlock provided an update on the developers plan for additional improvements and amenities in the common areas.
 - Covered boat slips are on hold for the moment. Demand has not materialized as expected.
 - The developer will revisit that decision late this year or early next and has asked for a list, in writing, of what the Association would like to see in the docks if they were built and a list of the challenges and complications for their implementation (see action items)
 - The developer has also asked for a list of other community improvements that the Association believes would enhance the common areas and thus increase the values and desirability of lots in Cuckoo's Nest (see action items)

Action Items: Lorenda to assign a team at the next BOD meeting to pull together the lists requested by the developer. Due date for the lists is December 31, 2015 or before

Covenants

- General discussion with the developer on existing activities to address identified covenant violations
 - The developer has communicated with one member to inform them they were in violation of the square footage requirement for a dwelling on a waterfront lot. That member has indicated he would modify his plans to be in compliance and construction has resumed.
 - The developer will communicate with a second member on similar plans regarding insufficient square footage for a dwelling on a waterfront lot
 - Other potential violations were discussed and it was noted that each section of the community was subject to different covenants under the same umbrella of the Cuckoo's Nest Association. (see action item)

Action Items: Lorenda and Pete will tour each section of the community to review any additional violations that are visible/present. John D will assist if needed. They will report back to the board with a list to be reviewed and approved for forwarding to the developer and his possible communication to the specific member on their violation. List to be available for review by those board members present at the scheduled Sept 12, 2015 BOD meeting

Meeting ended at 10:20am