

# Cuckoo's Nest Association

## Board of Directors Meeting Minutes

### Oct 3, 2015

Meeting called to order by Lorenda Ward at 9:06am.

BOD members in attendance: Lorenda Ward (Pres.), Naomi Smith (Treas.), John Decker (Sec.), John Blair (VP), Dutch Zuidema, Pete McKenney

No additional community members were present.

- Treasurer's report provided by the Treasurer
  - August spending and revenue presented. Letter was sent out for unpaid member fees. Two members have responded so far. Lien paperwork not completed yet.

Action items: Pete to file paperwork for removal of satisfied lien. Pete to update amount for remaining lien

- Common Area report provided by Common Area Team Lead
  - Tasks performed by the team since last meeting reviewed.
  - Target date for Spring 2016 cleanup is April 16
  - Discussion of maintenance/improvement items for 2016 (see budget discussion for action items)
  - Day will be identified for Common Area Team to perform policing and winter prep for both common areas

Action Items: John D to review location and wording for sign to request gate closing after opening. Pete to obtain new stencils for dock marking.

## Old Business

- Review Action Items
  - No complaints currently active and no egregious violations noted by any board members. Action item for Pete & Lorenda to tour will be marked as completed.
  - Contact with owner of damaged boat slip was attempted, but no results. Another attempt will be made and if no results, then a letter will be sent.
  - Fall mailing still requires changes. Updates pending
  - Pete volunteered as slip assignment coordinator with the developer. John B will serve as backup.

- Discuss boat slip info and coordination
  - Pete will serve as slip info coordinator with the developer & John B will be the backup

Action Items: Naomi to send an updated list of member names & lot numbers to Pete & John B. Will cc: other BOD members for informational purposes. John B will update welcome letter to reflect more pertinent info needed by new members.

- Discuss Budget Plans
  - Discussion of possible items needed for 2016 budget

Action Items: Naomi to research type of light & cost for gate. Dutch to get estimates for crush & run replacement in CA 1 & CA 2. Dutch & John D will provide estimates for common area maintenance and dock repairs. Naomi & Eddie to provide estimates for remainder of standard budget categories.

- Update on Sign Replacement
  - Previously vandalized sign has been replaced
  - Motion made that the position of President of Cuckoo's Nest Association (CNA) will be the primary contact and responsible party to have CNA responsible for the maintenance & installation of the golf cart signs on Cuckoo's Nest Drive. Contact will be the Association's postal and/or email address. Motion passed 6-0-0
  
- Reminder on insurance & contract dates
  - Discussion on what policy & contract renews when

Action Items: Lorenda to research requirement for soliciting new bids for current contracts. Naomi to confirm insurance renewal dates.

- Discussion on Fall/Winter meeting schedule
  - November & January meetings will be cancelled unless items come up that require a formal meeting. December meeting is scheduled currently for Dec 5

Action Items: Naomi to update calendar on website

## New Business

- Review list of potential covenant violations to be submitted to the developer
  - No complaints currently active and no egregious violations noted by any board members. At this time, there is no list of violations to be submitted to the developer.

Action Items: None at this time

- Assignment of BOD members to create list for dock concerns as well as enhancements to CA
  - Fall letter will be updated to request suggestions from the members on enhancement ideas for both common areas. Both lists scheduled to be delivered to the developer by EOY as requested

Action Items: Lorenda will revise text of fall letter and send to BOD members for review and approval.

- Discussion of use of social media
  - Pros and cons of use and maintenance for a social media presence discussed

Action Items: Lorenda to review editing rules and restrictions and ask John D to test

Meeting adjourned at 10:50am