

Cuckoo's Nest Association

Board of Directors Meeting Minutes

September 9, 2017

Meeting called to order by Lorenda Ward at 10:00am.

BOD members in attendance: Dutch Zuidema, John Decker (Sec), John Blair (VP), Pete McKenney, Lorenda Ward (Pres), Naomi Smith (Treas), Eddie Owens, Paul Rippeth, Stephanie Brown

There was 1 additional community member present.

Treasurer's report

- Reviewed August expenditures and deposits
- Confirmation of 36-mo CD purchase for \$12,500
- Discussion of transition for new Treasurer for 2018. Possibility of reaching out to a non-board member to perform the tasks. Paul indicated he would consider taking on the position, but must check on his time commitments at home.

Action items: None

Common Area report provided by Dutch

- Post installed on pier #6
- New gate installed in CA2
- Solar light added to CA2 lock post for better visibility early morning and dusk. If successful, one will be added to CA1.
- Discussion with mowing contractor about area in front of covered dock. Area requires cleanup before standard mowing can be done. Requested estimates for the work and will discuss with LALC regarding who is responsible.

- Lot owner requested 2 trees be removed from CA1 because they are impeding on his fence. Estimates being solicited. BOD will make final decision once estimates are received.
- Picnic area for CA1 will be completed the week of 9/11 – 9/16

Action Items: Dutch will contact tree removal company for estimate on removing two trees plus two others in/around CA1.

Old Business

- Discussion of gate options
 - Company previously solicited has not provided estimates despite repeated contacts.
 - Information on 3 other companies for various gate/lock solutions are being provided and they will be asked to provide estimates

Action Items: Dutch to reach out one more time to company that was to provide an estimate. Pete to provide info on 2 companies to Dutch for follow-up. One other company's info being provided by lot owner present at the meeting

- Discussion of lot violations & methodology
 - Additional documentation has been provided on the 2 violations that were closed without action last month and they have been reopened. The new violations team will compose and send letters to both lot owners reiterating the no overnight camping covenant and request compliance.

Action Item: Lorenda to draft compliance letters for lots 95B and 3-009. Naomi to send lot owner addresses to Lorenda.

- Status of formal complaints in progress
 - Lot #82 overnight camping - Lorenda will finalize and send agreement letter discussed at the August meeting to lot owner

- Lot #84 collapsed shed - Second letter sent clarifying the violation and providing an additional 90 days to correct the violation due to circumstances beyond the control of the lot owner.

Action Item: Lorenda to finalize Lot #82 letter and send to lot owner

Action Items Completed:

- John B Interest rates reviewed and CD purchased
- Dutch contacted B&B to begin construction of picnic area at CA1
- Dutch, John D, & John B purchased and installed gate for CA2
- Lorenda, John B, & Stephanie formed a complaint review team to handle formal complaints when they are submitted.
- John D sent parking passes to lot #138 & lot #127
- Lorenda composed agreement letter for lot #82 and submitted for review
- John B composed and sent clarifying violation letter to lot #84
- John D contacted dock company & new piling has been installed on pier #6
- Lorenda updated BOD schedule document and submitted to BOD

New Business

- Request from lot owner to provide a link on the CNA website to the NextDoor App Approved

Action Item: Naomi to update website

Member Comment & Question:

- Lot owner will provide gate/lock company info to BOD for consideration on how to deal with common area gates

Admin Items

- October meeting to be held at 10:00am at Stephanie's house – 14 Elnor Rd
- Action Item - John B to draft Fall newsletter for review

Meeting adjourned at 10:40am