

**CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

January 9, 2023

689 Elnor Road

ATTENDANCE

Pat Evans, Richard Hanley, Donnie Henshaw, Pete McKenney, John Olyha, Eddie Owens, Paull Rippeth, Denny Smith, Meghan Zeranski

Denny called the meeting to order at 6:02 PM.

TREASURER'S REPORT

Meghan reviewed the November/December 2022 Financial information.

- October Balances:
 - Checking: \$ 59,790.51
 - Savings: \$ 8,200.53
 - Reserve Funds: \$156,692.99 (combined savings and CDs)
- As of January 9, 135 lots out of 192 lots have paid dues.

The Board reviewed the proposed 2023 budget. The following items were mentioned and/or discussed:

- Add \$3000 for the Reserve Study to be conducted in Fall 2023.
- It was suggested that the Misc Account for the Common Area be increased from \$3000 to \$6000. This is to account for known items to include sand, seawall repair, steps purchase, kayak rack purchase, as well as unforeseen items. \$2000 from Admin Service Misc will be reallocated to Common Area Misc.
- It was noticed that the annual contribution to the Reserve Fund was not included. \$14,070 will be added to the budget for this account.
- Meghan will make these adjustments and send the revised budget to the Board via email.

Richard reported that the CD purchased is for a two-year term with the option to close out, without penalty, after one year. The CD is for \$75,000 at a 4.75% rate. This is the only CD currently owned.

COMMON AREA REPORT AND CONCERNS

Pete reported that both areas are in good shape. The boat lifts that had been lying in CA1 have been removed.

Denny addressed the concerns of a resident regarding the purchase of the kayak rack. Denny read and reviewed the original request. The resident, attending the meeting via phone, voiced his concerns. These concerns were discussed with the resident. Denny added that if, for some reason, it doesn't work out, it will be relocated or removed. Denny then summarized the discussion and asked the Board if they wanted to revisit the decision to purchase. The Board did not want to reverse the decision. The Board will move forward with the purchase and installation. The resident was satisfied with the information and decision.

Denny stated that once the 2023 budget is approved he will order the steps. He and Donnie discussed that the materials to repair the seawall would need to also be purchased so that project could be completed before the installation of the steps.

Pete mentioned that the dry hydrant in CA1 is inoperable. Pat volunteered to research who is responsible to repair.

COVENANTS VIOLATIONS REPORT

Same issues. No resolution.

REVIEW ACTION ITEMS

A contractor has been approved to rebuild the pillars at the entrance sign to Cuckoo's Nest. Pete mentioned that when the contractor went to obtain the permit for the project, he was told that there is an issue regarding the ownership of that space. Pete is working with Doug Whitlock to clarify and determine the correct ownership.

Also mentioned were the signs at the entrance, specifically the large West Homes sign. The Board would like to see it removed. Pat will contact West Homes to see if they want their sign. If not, we will remove it and dispose of it.

OLD BUSINESS

Insurance Review

As had been discussed and voted on at previous meetings, the Board contracted with Erie Insurance for the Insurance for the Common Areas and the Board. Instead of two different companies and very ambiguous policies, the new policies are with one company; specific and legible. The new policy also has replacement coverage which was not part of the old policies.

Richard stated that he had been told by Bell Survey that they would have the new drawings for the relocation of docks 3-7 before Christmas; however, this has not been done. Richard will reach out to them again.

Regarding the issue of Lake Region Repair having a gate access card for use during the reconstruction of docks 1-3, Richard stated that when LRR was given the card they were told it would be unrestricted. The Board has issues with LRR using the launch for projects unrelated to Cuckoo's Nest. After some discussion, the Board decided, 8-1, that LRR may keep the card as they will need it during the reconstruction of docks 4-7. Richard will speak with them about being more responsible with the card and that it was given for work for Cuckoo's Nest residents.

NEW BUSINESS

No new business.

OTHER BUSINESS

None. Denny asked why this category is included in the agendas. Since no one knew why, it will be removed from future agendas.

MEMBER COMMENTS AND QUESTIONS

Two residents attended to voice their concerns regarding the speeding of vehicles in the neighborhood, especially on Cuckoo's Nest Drive and Elnor Road. They mentioned that it's not just residents, it's the mail truck, school buses, and contractors. This resident reached out to VDOT about having a speed bump added. The resident was directed to contact the Board of Supervisors for Louisa County. The resident contacted Willie Gentry who said he will contact the sheriff's office about putting up a speed monitor to record traffic to determine whether a temporary or permanent speed bump is best.

Denny mentioned that at a past development, in which he lived, put in a speed bump and it did not deter speeding. Pat asked the resident if they had not heard a decision in approximately two weeks to contact the Board and the Board would contact the sheriff's department to seek some resolution.

As there was no more business to discuss, Denny motioned to adjourn the meeting. Pete seconded the motion. The meeting adjourned at 7:22 PM.

The next meeting of the Board of Directors will be held on
Monday, February 13, 2023
6:00 p.m.
689 Elnor Road, Bumpass, VA

MOTIONS/VOTES

None

CNABOD/pie

Approved by email: Henshaw, McKenney, Olyha, Rippeth, Smith, Zeranski