

CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
October 10, 2020
Location: 689 Elnor Road

ATTENDANCE

Jim Amrein, Kathi Cline, Pat Evans, Pete McKenney, Paul Rippeth
4 Residents/Lot Owners

Paul called the meeting to order at 9:00 a.m. He began by mentioning that there have been many home sales within the community. He then turned the meeting over to Kathi for the Treasurer's Report.

TREASURER'S REPORT

Kathi reviewed the **September** financial report.

A total revenue of \$1215.54 was received and deposited.

- Balances are as follows:
 - Checking \$ 25,125.36
 - Savings \$ 8,198.66

Payments were made to Turf Groomers and the SCC; insurance is due in December.

Pete asked if the shed had been added to the insurance policy. Kathi stated she would be adding the shed and the gates.

COMMON AREA REPORT

Regarding the request for an estimate for additional gravel for the cart path to the beach area in Common Area 2, Pete said he had not yet gotten in touch with Mr. Vaughn.

Carl was unable to attend but requested that the Board discuss out-sourcing the installation of molding for the pavilion. Pete brought up this topic. A resident, with professional carpentry skills, had been approached for an estimate for this job; his quote to complete this project is \$200.00. The Board voted 5-0 to hire him for the job. Pete will contact him.

Jim added that the pavilion needs to be power washed before it is painted. Kathi mentioned she knows a person who runs a power washing company. It was suggested contacting him regarding this project. Kathi said she would contact him.

Pat suggested, that once the pavilion is ready for paint, emailing residents to see who might volunteer to help with the painting.

Jim mentioned to the Board that a resident had fixed/straightened the metal sign post near the launch area in Common Area 2. Thank you to that resident. The sign pole was apparently hit by a vehicle.

COVENANT VIOLATIONS REPORT

No change.

ACTION ITEMS

Action Items were reviewed and discussed. New items added are:

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| Pete | Speak with/hire person to install the new molding at the pavilion |
| Kathi | Speak with resident regarding power washing of pavilion |

Kathi gave an update on the Knox box key at the gates which permits emergency responders entrance to the Common Areas. Louisa County is in the process of issuing new keys to all departments.

OLD BUSINESS

Pat stated that the Board has not yet received a response from the lawyer. The lawyer requested a Title Search and has received all the court-filed documents, related to Cuckoo's Nest.

Among those documents are those filed by former residents of Cuckoo's Nest to designate Cuckoo's Nest as a golf cart community. The document states that these persons would be responsible for the maintenance of the signs. Since these persons are no longer residents of Cuckoo's Nest, this document needs to be updated. The Board will address this with the lawyer.

NEW BUSINESS

Free-standing lifts stored within the Common Area during dock reconstruction

In preparation for the reconstruction of docks 1 and 2 in Common Area 1, Paul mentioned he had contacted a local business about dismantling his lift. The business is requesting approval from the Association for a place within the Common Area to store the lift and/or any lifts dismantled by his company. Pete suggested the lifts be stored along the left fence line up near the entrance to the Common Area. It was added that anyone who has a lift stored there, during construction, needs to be aware that the Association is not liable for the lifts. Kathi asked Pat to be sure this is reflected in the letters that will be sent to residents. The Board voted 5-0 in favor of storing lifts at that location. Paul mentioned that the lawn maintenance company will not be able to address grass and weeds around the lifts. He said he would take care of trimming around his lift.

Director Positions for the new Board will remain the same until all Board members are in attendance.

Board Response

Pat mentioned the importance of Board response to emails regarding time sensitive issues. Best practice would be to have ALL Board members respond but a majority consensus approval needs to be received before any action can be taken.

Kathi suggested additional **Speed Limit Signs** since there is only one at the entrance on Cuckoo's Nest Drive; maybe this would help deter speeding within the community. A resident spoke up stating that he/she would prefer to see one of the sheriff's mobile speed limit signs instead of more permanent signs. The resident stated he/she would be willing to have the sign on his/her property that is at the edge of the road. After some discussion, it was decided that Kathi will contact the Sheriff in March about having one of those signs placed on Cuckoo's Nest Drive during the major holidays.

The Future of Halloween Trick-or-Treat Events within Cuckoo's Nest was discussed. The event was held, for the first-time last year (October 2019) to offer the fun of trick-or-treating to Cuckoo's Nest children. The Board was not sponsoring the event but publishing a date and a means to make it more accessible for children so the community was all "on the same page". A Saturday was chosen as 10/31 fell on a weekday. Regarding Halloween 2020, Pat clarified that the suggestion for the Cuckoo's Nest event to be held on Saturday 10/24 instead of Saturday 10/31 was to encompass as many of our community's children as possible (full-time and weekend). The 10/24 date was communicated to the Board, via email, in a revision of the Summer/Fall Newsletter and sent to the Board for approval. There were no negative responses to the date change from 10/31 to 10/24. The Board never meant to cause any inconvenience to members of the community. The residents, present at the meeting, stated that, in the future, they understand if Halloween falls on a day other than Saturday, setting a Saturday, closest to the 31st for a Cuckoo's Nest trick-or-treat. Most likely this would be the Saturday before the 31st. Everyone agreed to the time-frame of 4:30-6:00 PM. Suggestion was made to publish a calendar, in advance, of dates for events within the community so that residents can plan to attend/participate, if they wish.

OTHER BUSINESS

Pete informed the Board that the request from a realtor for the Cuckoo's Nest Common Areas Insurance information for Fannie May is valid and part of Fannie May's requirements. Kathi also researched and found the same information.

RESIDENT/MEMBER COMMENTS & QUESTIONS

Question was asked if the monthly financial report can reflect what the expenditures were for the month. The current report shows the total dollar amount spent but does not give any detail as to what makes up that total. Kathi said she would look at doing so for future reports.

Regarding the information/documents on our website, should some of it be password protected? Does everyone need to know about Cuckoo's Nest Business? Resident does not see the same information on some of the other websites visited. There was little discussion regarding this item and no decision was made.

Is there a standard for how many meetings a Board member can miss? Pete responded that there is not. It's difficult enough getting people to serve without making them commit to a certain number of meetings. Pat responded that even though some members may not be in attendance, they still send their thoughts and concerns to be discussed. The resident suggested that those Board members be given credit, in the Minutes, for those comments/suggestions. Pat will reflect in future Minutes. Kathi added to the discussion that there will be 3 Board positions open in June 2021. Kathi is undecided if she will submit a Bio, in June, to run again. Even though officer positions are typically filled each year, her vacancy would definitely mean a new Treasurer would need to be named. She also noted that the Treasurer and Secretary do not need to be elected Board members. Anyone running for a Board position needs to be aware that they may need to take on an officer position. Suggestion was made to communicate that information to residents well before nominations are requested. Pat said she will work on that.

Regarding the new signs in the neighborhood, how much was it and why was it not reflected in the Minutes? Didn't see a vote to approve the purchase. Kathi and other Board members responded that the Board did vote for the sign replacement. Pat said she would research and report in the October Minutes.

Response: At the July 11th meeting Bonny and the Board discussed sizes and wording for signs. Bonny gave an approximate cost per size of each sign. This cost estimate was not reflected in the July 11th Minutes. Later that month Bonny emailed pictures of the new signs to the Board. Suggestion was made for a more "visual appealing" sign. Bonny sought out a new vendor. She sent copies of those signs to the Board on July 24th. On July 25, 2020, Bonny sent an email to the Board requesting approval to spend "a little over" \$1000.00 for the signs, total coming to \$1163.95. As of 7/27 there were 5 approvals for this purchase.

Why were meetings moved to the second Saturday of each month? Kathi responded that while there were several reasons for moving the meetings to the second Saturday of the month, meetings were primarily moved to the second Saturday of the month so that the financial reports would be more accurate. With meetings scheduled early in the month, bank statements are not always received in time to reflect the current information from the previous month.

Could monthly meetings be posted/communicated other than on the website? Possibly post on the boards at the common areas? Pat suggested using the sign that can hang at the entrance to Cuckoo's Nest. Pete said it is in the shed but had been originally purchased to notify the community about Annual Meetings. Pat said she would see if the sign could be modified to announce monthly meetings.

ADJOURNMENT

At 10:29 Paul motioned that the meeting be adjourned. Pete seconded the motion. The meeting adjourned at 10:29.

The next meeting is scheduled for Saturday, November 14, 2020, 9:00 a.m., 689 Elnor Road, Bumpass, VA.

CNABOD/pie