

CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 14, 2020
Location: 689 Elnor Road

ATTENDANCE

Kathi Cline, Pat Evans, Carl Moellering, Pete McKenney, Eddie Owens, Paul Rippeth, Denny Smith

Paul called the meeting to order at 9:00 AM. He turned the meeting over to Kathi for the October Financial Report.

TREASURER'S REPORT

Kathi reviewed the **October** financial report.

- Balances are as follows:
 - Checking \$ 25,348.19
 - Savings \$ 8,198.73
 - Reserve checking \$103,547.36

Kathi told the Board that there is a CD coming due in December; we have two options: Roll over into another CD but that would only gain about .29%-.30% in interest and be tied up for 30 months or, cash out and deposit into the Reserve Checking account. The Board voted 7 yes, 0 no, 2 absent, to cash out and deposit into the Reserve Checking account.

Carl asked if the Reserve account and Operating account were the same or separate accounts. Kathi responded that the accounts were totally separate bank accounts.

As requested, by a resident, at the previous Board Meeting, Kathi created a section, at the end of the report, detailing Common Area expenses not supported by a line item.

Upcoming expenses consist of:

- Insurance for Common area: \$1186.00
- Lawn maintenance for Sept and October: \$ 840.00
- Leaf removal at both Common Areas: \$1350.00
- Electricity for gates at both Common Areas: \$ 32.84 (\$16.42/month/gate)

COMMON AREA REPORT

Pete mentioned that the Common Areas were full of leaves. Suggestion was made that in the future, we should not have leaves removed until late November or early December. The additional gravel for Common Area 2 was discussed. Board believes the amount of gravel should be minimal as it is only for the cart path at the pavilion to the beach.

Also, may need more sand at the beach, in Common Area 2, but will evaluate later.

Eddie mentioned that we may need to consider adding to the rip-rap at Common Area 2.

COVENANT VIOLATIONS REPORT

Ongoing.

Kathi brought up about resident who has not paid dues for the past two years. Resident has been sent letters. The most recent certified letter was returned to the Board's PO Box as unaccepted. She has also sent emails. Board may look into issuing a Warrant in Debt instead of the lien.

ACTION ITEMS

The following Action Items were removed from the List:

- Contact person about power washing the pavilion. *The pavilion was washed by two members of the Board.*
- Repaint pavilion. *Due to current condition after being washed, painting is not needed at this time.*
- Power wash pavilion (2nd wash). *No longer needed.*
- Repair molding at pavilion. *This task is almost completed.*

- Install firehose bumper at CA2 launch pier. *This is completed on the side where it is most needed. The rest will be completed as time is available.*

No new items were added to the list.

OLD BUSINESS

Response from the lawyer regarding financial responsibility for boat slips at the Common Area docks:

"The Association has been advised by legal counsel that the Association can fix the individual boat slips with the cooperation (including financial) of the boat slip owners-lessees or with an authorization from a judge."

NEW BUSINESS

Kathi presented copies of the proposed 2021 Budget to the Board. Information was reviewed, line-by-line and discussed. It was decided that the line item for the Storage Shed be removed and that line be designated to Gate Electricity. A couple of the column headings will be reworded for clearer description. Increases, over \$50 for the 2021 budget include: insurance costs due to shed and electronic gates, legal counsel. After detailed review of the 2021 Budget and the information received from the lawyer the Board determined there will be no increase in dues for 2021.

Paul made a Motion to not raise dues to \$350.00 for 2021, that they remain at \$250.00 for 2021. Pat seconded the Motion. Vote was 6 yes, 1 abstain, 2 absent.

The Board accepted the Budget with the adjustments discussed. Paul Motioned to approve the 2021 Budget; Carl seconded the Motion. The 2021 Budget was adopted with votes: 7 yes, 0 no, 2 absent.

OTHER BUSINESS

Halloween: Residents on Cuckoo's Nest Drive gave candy to 21 children. Resident's on Elnor Road-16 children. This was a little over a 50% increase from 2019. Everyone who participated had a fun time. Children and many adults were dressed in costume. Overall, it was a successful event.

Paul mentioned that due to the heavy rains and increase in lake level he has rescued several boats from floating away from their slips. Did the Board want to consider raising the height of the docks? Comments were made that residents are responsible for their boats and should properly secure them when not in use. Excessively high lake levels are uncommon and most of the time people are stepping down to board their boats. Dock height should remain as is.

Kathi spoke on behalf of one of the Board members who apologizes, due to unforeseen circumstances, the inability to attend Monthly Meetings. Board member is willing to continue to respond to Board emails and vote, if needed, if there is a tie. If the Board would prefer to replace him/her they understand. The Board decided that due to the circumstances, and the member's willingness to continue to participate, the Board member can remain on the Board.

RESIDENT/MEMBER COMMENTS & QUESTIONS

None.

ADJOURNMENT

At 11:22 AM Paul motioned that the meeting be adjourned. Pete seconded the motion. The meeting adjourned at 11:22 AM.

The next meeting is scheduled for Saturday, December 12, 2020, 9:00 a.m., 689 Elnor Road, Bumpass, VA.

CNABOD/pie