

CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
December 12, 2020
Location: 689 Elnor Road

ATTENDANCE

Jim Amrein, Kathi Cline, Pat Evans, Carl Moellering, Paul Rippeth, Denny Smith
2 Residents

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

TREASURER'S REPORT

Kathi reviewed the **November** financial report.

- Balances are as follows:
 - Checking \$ 23,287.91
 - Savings \$ 8,198.80
 - Reserve checking \$127,287.81

Insurance is due this month for the Common Areas (\$1186.00). Insurance is for \$30,000 coverage, both Common Areas. The gates and shed have been added to the policy. Premium will probably double when policy renews in December 2021.

Payments were made to the lawyer and the leaf removal service. Jim asked why the leaf removal service is scheduled so early in the season. Kathi responded that we discussed this at the November meeting and Denny added that the service was pushed back to late November early December so that most all the leaves were off the trees. Carl and Paul blew leaves off the paths at the Common Areas.

Two mature CDs were cashed out and will both be deposited in the Reserve Fund Account. One for \$23,000 and one for \$44,000. Jim asked about purchasing another 12-month CD. Kathi responded that currently CD's are only paying about \$0.20 in interest. She added that there will be \$4500 coming out of the Operating Checking, in December, from bills that were paid, leaving the checking with approximately \$19,000. We could look at putting \$9000 into a 12-to-24-month CD. This can be discussed at the next meeting.

Dues have been received from 36 lot owners/residents. Checks will not be cashed until January 1, 2021, so that all funds are accounted for in 2021.

Kathi made the revisions, as requested, to the Budget that was adopted at the November meeting. She will be sending copies to the Board in an email. Please note the revised layout for some items.

Jim mentioned that dock 7 in Common Area 2 may need to be replaced sooner than the Reserve Study recommends. It is in poor condition. The current Reserve Study is dated November 6, 2018. Reserve Studies are required to be conducted every 5 years. It was suggested that after piers 1 and 2 are completed, the Board delay future replacements, if possible, until after the Study in 2023.

Kathi asked if there were any questions. There were none.

COMMON AREA REPORT

Jim opened by saying he feels that a lot of the work is being done by 1 or 2 people. Need each of the Board members to visit the Common Areas at least once per month to see if there is any repair or maintenance needed or anything else that needs to be addressed. He feels it shouldn't be just one person's responsibility.

Kathi cited the popped nails on the wall at the beach in Common Area 2. Jim responded that there was some work that needed to be done on the wall but that it should wait until spring. He added that more sand is needed and that maybe the

wall needs to be reinforced so that less sand washes through it. Kathi suggested we hold off on sand until spring; possibly adding before the Memorial Day weekend.

COVENANT VIOLATIONS REPORT

Ongoing.

ACTION ITEMS

The following Action Items were removed from the List:

- Gravel-On hold until spring
- Documents regarding dock reconstruction to be mailed-*Documents to be mailed 12/14/2020.*
- Removal of lifts for dock construction-*All but one lift has been removed.* (Paul stated that he and another resident had their lifts removed at the same time.)
- Adapting Annual Picnic and Community Clean-up Sign to show monthly meetings-*It was discussed and decided that the date, time, and place of monthly meetings is published and posted at least 5 times (website [two places], agenda, minutes from previous meeting, Summer/Fall Newsletter); the addition of a sign will not be added at this time.*

No new items were added to the list.

OLD BUSINESS

Dock reconstruction – The Board reviewed and discussed documents to be mailed to boat slip owners/lessees on Piers 1 and 2 in Common Area 1. The due date for owners/lessees to return the Authorization Form was changed from December 20, 2020, to December 31, 2020. Pat informed the Board that the letters would be mailed the week of 12/14/2020. In case of any questions, Jim and Paul's names and phone numbers were added to the letter. A separate email was set up to collect Authorization Forms sent to the Board via email (dockrecon@cuckoosnestassociation.com).

Discussion began regarding invoicing and payment. The Board reviewed the contractor's contract and decided that a \$500 deposit would be requested to be paid by owners/lessees by Monday, February 1, 2021, with a balance due by April 30, 2021.

NEW BUSINESS

Kathi mentioned an email she received, from a resident, regarding stolen dock ropes. The resident voiced concerns that he had mentioned this to the Board but had not seen anything in the newsletter. Kathi responded to the resident that correct, it was not in the newsletter but was in the July meeting minutes and that she mentioned it at the Annual Meeting (it was not recorded in the Annual Meeting Minutes). The Board does not police the Common Areas on a constant basis but will include something in the Winter/Spring Newsletter.

OTHER BUSINESS

None

RESIDENT/MEMBER COMMENTS & QUESTIONS

A new resident, attending the meeting, mentioned that when he/she was looking for a place at Lake Anna they reviewed many communities and their operating documents. One thing he/she noticed was that several had a two-tiered dues system; waterfront/water access and that this was due to dock ownership and the replacement costs. The Board mentioned that this has been discussed many times during the Board's history. A brief discussion ensued and It was decided that the Board would take a look at a two-tiered system for 2022.

ADJOURNMENT

As there was no further business to discuss, Paul motioned to adjourn the meeting. Carl seconded the motion. The meeting was adjourned at 10:44 AM.

The next meeting is scheduled for Saturday, January 9, 2021, 9:00 AM, 689 Elnor Road, Bumpass, VA.

CNABOD/pie