

CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
February 9, 2022
915 Elnor Road

ATTENDANCE

Denny Smith, Donald Henshaw, Meghan Zeranski, Paul Rippeth, Pete McKenney, Richard Hanley
4 Residents

Denny called the meeting to order at 6:05 PM. He turned the meeting over to Richard for the Treasurer's report.

TREASURER'S REPORT

Richard reviewed the January 2022 Financial Statement:

- January 2022 Balances:
 - Checking: \$ 48,777.03
 - Savings: \$ 8,199.77
 - Reserve Funds: \$146,304.54
- He reported that the Association will be receiving annual dues for 2022 from 191 lots for a total of \$47,750.00. For January, \$18,000.00 has been received and deposited.

BUDGET OVERVIEW AND DISCUSSION

- The proposed Budget was presented and discussed at the January 2022 meeting. Richard made a few adjustments after the January meeting and the board approved the final 2022 budget via email.

COMMON AREA REPORT

Pete reported that everything looks good at both Common Areas (although rather muddy). Pete provided Denny with the marina report which Denny will get notarized and mailed in.

Denny stated that a resident had brought to his attention that the ramp to access pier 2 has a "lip" to it where it meets the grass making it inaccessible for the wheelchair of the person who has a boat slip on that pier. The Board discussed ways to fix this and will make the adjustment as soon as possible.

The Board discussed the reconstruction of pier 3 and the possibility of shifting pier 3 over to the left about 3 feet. Denny drew up some designs that outline shifting pier 3. In order to make this change the area will have to be resurveyed to ensure the pier is still within the confines of the Common Area. If the survey reveals that the pier can be moved, permission will then need to be obtained by Dominion and Louisa County as the previous permits reflect the current location. Meghan corresponded with Justin, and he confirmed the anticipated start date for the pier 3 reconstruction is May 2, 2022. Meghan will reach out to Justin to discuss the final bill, ensure he will be pulling the appropriate permits, and possibly meeting in person to discuss shifting the pier. The Board agreed that notice should go out to the residents to let them know everything must be removed from pier 3 by April 1, 2022.

The Board approved Denny/Richard to purchase a dozen 2 by 10s for pier improvements.

COVENANT VIOLATIONS

Ongoing.

REVIEW ACTION ITEMS

DATE	ACTION ITEM	RESPONSIBILITY	STATUS
1/12/2022	Remove/redistribute rocks in gap at launch pier in CA1	Denny/Richard	In process; pending warming weather
1/12/2022	Research the possibility of waterproofing the new piers	Donnie	In process; will research pros/cons

OLD BUSINESS

No items within this category.

NEW BUSINESS

- The 2022 CNA Board election dates were approved by the board and are listed as follows:
 - Monday, March 31: Send Candidate Nomination Form with Winter/Spring Newsletter
 - Friday, April 1: Candidate Nomination Form available on website
 - Wednesday, April 27: Nomination Forms due to CNA
 - Wednesday, May 4: Mail ballots to Residents/Lot Owners
 - Friday, May 27: Mail-in ballots due to CNA
 - Saturday, June 4: Annual Meeting and Elections
- The Board agreed to pay the remaining balance of the gate costs (approx. \$1970.00) now vs. waiting until next year. Richard will move the balance from the checking account into the reserve fund before next month's meeting. Then next year the Board will default back to paying the normal amount into the reserve fund instead of doubling it since the gate costs will be complete. Pete motioned to approve the payment and Paul seconded it. Richard also mentioned that we have two CDs coming up and those will go directly into the checking account.

SHORT TERM RENTALS (STRs) ISSUE

The Board received an email from Overton Fork about issues that community is having with short term rentals. The Board agreed this is not something that the CNA Board can address or manage. However, an email will be sent to the residents of our community letting them know the date and time that a county meeting will be held to discuss STRs in the event they would like to attend and voice their concerns directly to the county.

NEW ACTION ITEMS

DATE	ACTION ITEM	RESPONSIBILITY	STATUS
02/09/2022	Denny to get the marina report notarized and mailed.	Denny	Documented
02/09/2022	Meghan to email Justin about the final bill, ensure he will be pulling the appropriate permits, and possibly meeting in person to discuss shifting the pier.	Meghan	Documented
02/09/2022	Pat to send an email to the resident with the upcoming meeting details on the STR issue and reply to the POC from the Overton Fork community informing them of our decision.	Pat	Documented
02/09/2022	Richard to refund the reserve fund account with the remaining gate cost balance (money to be moved from checking).	Richard	Documented
02/09/2022	Research way to eliminate lip at ramp entrance at pier 2.	Board	Documented

MEMBER COMMENTS OR QUESTIONS

There were no member questions or comments.

The meeting was adjourned at 7:10 PM.

The next meeting of the Board of Directors will be held on
Wednesday, March 9, 2022
6:00 PM
689 Elnor Road

MOTIONS/VOTES

1. The Board agreed on the upcoming election dates. (Everyone approved).
2. Motion to pay off the remaining gate cost balance. (Everyone approved).
3. The Board approved to allow replacement boards to be purchased to maintain the integrity of our piers.
(Everyone approved)

CNABOD/mz

Approved by email: Evans, Hanley, Henshaw, McKenney, Rippeth, Smith