



**CUCKOO'S NEST ASSOCIATION
ANNUAL MEETING
JUNE 4, 2005**

Board Members in attendance

Kevin Baker
Diana Thoman
Jim Boyd
Kathy Witmer

Location: Common area (Wilson St)

Kevin called the meeting to order. The Secretary read the minutes for the 2004 Annual Meeting and they were accepted as read. Kevin reported for the Treasurer. The report will be posted on the web site.

Old Business:

Budget improvements and accomplishments: Actual costs for mowing - \$828.00, new gate \$111.99, port-a-john - \$141.00 (approximately \$71/mo), picnic tables - \$165.90, motion solar light - \$79.97, slip numbers - \$54.45, board replacement for pier 1 - \$3000.00, rip rap replacement - \$3456.00, and gravel added and rolled - \$584.00. The port-a-john will be locked (unusable) October 1 through March 31.

Jeff Thoman spoke with Doug Whitlock, LALC, regarding the slips. The only method of transfer from LALC to slip owners is by LEASE AGREEMENT. LALC retains ownership of the slips. If a lot/home owner sells their property, the new owner must notify LALC within 60 days of the transfer or the slip will revert to LALC per the lease agreement. LALC is not responsible for maintenance of slips. Any changes or additions to the slips must be pre-approved by LALC, Dominion Power, and CNA Board. Approved slip lifts can be considered but cannot be attached to the piers at all and must not block safe and easy egress for all slip owners. Jeff recommends that CNA resolve liability to maintain the slips and find an equitable means of paying for pier replacement or we are opening ourselves to long term problems. Jeff also suggested that the board consider a 2 tier dues plan. Slip owners contribute to pier replacement and non-slip owners do not contribute to pier replacement. Slips enhance the value of the slip owner lots ONLY and are a source of financial gain for those individuals only. It was also pointed out that there are guest slips on some piers that are available for any member to use (the slips are not marked as guest slips). Mrs. Cottingham is a Board certified lawyer. Mr. Cottingham volunteered to see if his wife would be willing to research the documents and aid the association in resolving the situation. It was also pointed out that Spotsylvania County taxes piers and boat house which will complicate the situation even more when Louisa County begins to tax piers, slips, and boat houses. It was recommended that CNA resolve the current common area before we consider taking on another common area. It was also mentioned that Mr. Whitlock may be considering adding homes from a 42 acre parcel that he purchased adjacent to Cuckoo's Nest Development. These homes may be granted access to the common area and slip assignments in the common area on Elnor St. No information has been to Cuckoo's Nest Association from Mr. Whitlock and this development is only rumor.

VDOT – Cuckoo's Nest roads were patched and will be tarred/chipped/dusted sometime in the future. The speed limit sign is in place and the speed limit applies to all roads in Cuckoo's Nest. Please remind builders and/or neighbors of the posted speed, if you have any trouble; please contact the local Sheriff's Office, phone number on the web site. Charles Poindexter is the VDOT contact person concerning the mowing of the roads and repairs. His phone number is listed on the web site at the bottom of the Rules and Regulations.

Jeff Thoman offered to work on a useable and updated membership list. Members can opt out if they do not want to be listed. It was again suggested that we try the web site listing again with a password and opt out option available. Mike Radday and Ron Witmer offered to help Jeff with the telephone committee.

The status of a pavilion was questioned. Kevin reported that the Board tabled the idea for several reasons: only need one and the Elnor St. common area would accommodate the building, members suggested that it would not be used enough to warrant the expense to build and maintain, and it could be an attraction for animals, especially the Canadian geese that would make it unusable. Vandalism is a problem also.

New Business:

The proposed budget will be posted on the web site. The Common area improvements for 2005-2006 are to have at least 3 truck loads of crush/run stone delivered, spread and rolled to build the base and maintain the drive and boat launch area. Total estimated expenses are about \$8650.00.

For safety it was recommended that the cables between posts in common area be made visible. CNA would purchase yellow hose and Mr. Hemenway volunteered to put the hose on the cable.

Mr. Cottingham asked that we again remind members to regulate their dogs and clean up after them. Kevin reminded those present that Louisa County has a leash law. Please call animal control to enforce 540-967-3477. The number is posted on the bottom of the Rules and Regulations on the web site. **ALL DOGS MUST BE ON A LEASH IN THE COMMON AREA AT ALL TIMES.**

Ron Witmer is making a covered sign board to be placed near the picnic tables. This sign will be for official CNA notices. Please check it often once it is up. It is not for homeowner use – if you want to list something for sale contact Kevin and he will be happy to place the ad on the web site.

Jim Boyd will anchor the picnic tables down.

If there are problems or concerns regarding the use and abuse of the common area on Elnor, Kevin recommended that members contact Doug Whitlock. Doug's phone number is on the entrance sign and will be posted on the web site.

Car stickers and guest passes were discussed. The effectiveness of the passes was questioned. Who would handle the passes or monitor the use on a regular basis? It was pointed out that some members had several guests with boats on Memorial Day weekend – the by-laws provide for TWO GUESTS per member. Parking is limited in the Wilson St. common area. Parking passes with the option of a towing service was mentioned. All members would have to be responsible and handle the situation as it arises. Everyone was asked to consider a workable solution to monitoring use of the common area. Send suggestions to Kevin or Kathy.

It was suggested that we purchase a new lock for the gate with larger numbers and maybe visible at night. Mrs. Wyatt offered to look for the lock. Once we have the new lock, the combination will be changed and e-mailed or snail mailed to all members who have paid all dues/pier replacement fees that are due the 1st of June each year.

Members were asked to notify Kevin if they require snail mail for notification. It was suggested that we again try a final mailing to notify members that we will no longer use snail mail unless requested in writing.

Nominations were accepted from the floor for Board vacancies. Members were reminded that they must represent all interests. Board members must be available to attend meetings. The Board would like to have a mix of full-time residents, weekenders, water access members, and waterfront members to meet the varied requirements placed on the board by the community and to be available (accessible) to members. The following people ran to serve on the board: Jim Boyd, Diana Thoman, Mike Radday, Gene Wyatt, and Tim Coleman. The ballots were collected and the new members are Jim Boyd, Diana Thoman, Mike Radday, and Gene Wyatt. Thank you and congratulations.

ALL MEMBERS WERE REMINDED TO TAKE AN ACTIVE ROLE AND NOTIFY THE NECESSARY AND APPROPRIATE AUTHORITY IF NEEDED.

Meeting adjourned.

/s/ Kathy Witmer