

Minutes of Annual Cuckoo's Nest homeowner's Association meeting, held on June 2, 2007, at the Lake Anna Rescue hall in Bumpass, VA.

Director's attending were: Gene Wyatt, Charles Taylor, Diane Thoman, Richard Hanley, Tim Coleman, Jim Boyd, and Ron Witmer (Treasurer).

Gene Wyatt called the meeting to order at 10:13 AM

A count was taken of homeowner's. There were 13 lots represented. Since a quorum is 14, it was noted that we could not entertain any motions requiring a vote.

- Gene Wyatt introduced the officer's present
- Gene listed accomplishments over the past year
 - The association took over control of common area #2
 - A play area was created, picnic tables and a portable toilet were installed
 - A spring clean-up took place
 - Piers were repaired in both common areas

(At this point in the meeting the owners of another lot showed up creating a quorum.)

- (accomplishments continued)
 - A bylaws committee rewrote the bylaws and they were enacted by the Board of Directors
- Discussion on signage for Beach/Play area
 - Sufficient and legal for now
 - Plan to add in the future
 - Plan to add bouys in the future
- Treasures Report by Ron Witmer (supplemental sheet)
 - Ron explained CD's and Pier Funds
 - Question – How was pier fund determined?
 - 33% of dues
 - Question – Can we tap pier fund in emergency?
 - NO
 - Question – Can we expand the pier fund to include other emergencies or large expenditures
 - By law it must remain separate
- A motion was made to accept the treasurer's report and budget
 - The motion was carried unanimously
- Gene asked if there was any update on potential pier lighting regulation changes
 - NO
- Discussion of Web site
 - A motion was made to establish a Web-site committee to consist of at least three people
 - Motion carried unanimously
 - The following volunteered to participate
 - Jeff Thoman

- Lorenda Ward
- Tom Schneider
- Jessica Escobar
- Tim Coleman
- Miscellaneous discussion
 - The ramp area in common area #1 needs additional Rip-Rap that will be donated.
 - The lock combinations to the common areas will change in July
 - Linda Coleman and Alma Wetz were appointed as ballot counters for the annual Board member election
 - Parking passes
 - Would need help to patrol
 - Would provide ability to identify members in common area
 - Would enable challenging those who may not belong
 - Straw poll indicated that about 75% were in favor, 25% opposed
- A motion was made by Karen Gordon to “Clearly mark each boat slip with a label or to provide a clear diagram of Boat slip assignments
 - Motion was carried unanimously
- Additional miscellaneous discussion
 - An information board for common area 2 is in the works
 - A new letterhead was officially adopted by the board
 - Charles Taylor asked if people liked the location for the annual meeting
 - Response was overall positive
- Results of elections were announced
 - The following Board members have completed their terms on the board
 - Lightsey Wallace
 - Todd Wise
 - Michael Raddy
 - The following people were elected to fill the vacancies
 - Lorenda Ward
 - John Blair
 - Toni Acton
- Kathy Witmer moved to adjourn the meeting
 - Motion carried unanimously
- The meeting was adjourned at 11:40 AM

These minutes were recorded and prepared by Tim Coleman, Secretary of the Cuckoo’s Nest Homeowner’s Association.