

2010

Cuckoo's Nest Association, Inc.

The Annual Meeting of the Cuckoo's Nest Association, Inc was held on June 5, 2010 at Common Area II.

Directors present for the meeting were Pete McKenney, Greg Phipps, John Blair, Tim Coleman, Bill Stevens and Lorenda Ward.

A count was taken of lot owners present. There were 31 lot owners represented and 43 people in attendance.

Designation of Inspectors of Election

Pete McKenney called on three volunteers to serve as the inspectors of elections to count the ballots for the three open board positions.

President's Report

Pete McKenney presented the president's report noting the following:

- Pete recognized Greg Phipps for his efforts in completing the improvements to Common Area II and in leading the spring and fall clean ups. Pete also thanked other Board members for their volunteer efforts and recognized lot owners who participated in the spring and fall clean ups.
- Pete asked members of the Board of Directors to stand and be recognized by the lot owners present.
- Pete noted that both Common Area I and II had been opened to provide convenient access to alternative transportation. He noted that temporary passes to the common areas were made available for visitors of lot owners and their family.
- Pete mentioned that a Budget Committee was formed to develop the annual budget and to assess the progress of the pier fund to meet future pier replacement and capital asset replacement needs.

Secretary's Report

Minutes of the May 2009 Annual Meeting were distributed by John Blair. John recommended that he dispense with the reading of the minutes.

Treasurer's Report

Bill Stevens noted that Richard Hanley had resigned as Treasurer in January of 2010. Bill reviewed the budget for 6/1/09-5/30/2010. Bill discussed the expenses and cash flows year to date since he had assumed the Treasurer responsibilities.

Report of Officers and Committees

Bill Stevens read the report of the Budget Committee in the absence of Jessica Escobar, Committee Chair summing up the Committee's research on dues adequacy to meet future community needs and a comparison to other dues structures for other Lake Anna Communities. The Committee proposed a \$25 annual dues increase to meet the growing financial needs of the Association, to complete the desired improvements to Common

Area II and to maintain a fund that would be adequate to meet future capital asset replacement costs. The Committee had done extensive research on the existing pier fund and cost of replacement of existing piers and had determined when replacements would be required. Greg Phipps noted that the current budget included an allowance for a concrete pad to be constructed in Common Area II and that the planned pavilion would cost approximately \$15,000. Bill Stevens noted that the \$5000 that had been borrowed from the pier fund to begin the beach and Common Area II improvements had been replaced with interest. It was suggested that the pier fund now named the Capital Improvement and Maintenance Fund (CIMF) would be adequate to meet future needs and that the \$15,000 to complete the pavilion this year could be borrowed from the pier/CIMF fund and repaid over a two year period. A motion was made and seconded to authorize the Board to complete the pavilion at a cost of \$15,000. Ron Witmer proposed that, the rules and regulations covering the use of the new pavilion should be developed prior to construction. The motion carried and Greg Phipps requested Ron's assistance in developing the recommendation. Mark Douglas recommended that the Board consider insurance requirements for the pavilion. It was noted that the Board currently contracts for insurance on the piers and common areas and that the Board would consult with the insurance agent on pavilion coverage.

A suggestion was made for the Board to consider increasing annual dues to \$30 in an effort to ease the accounting requirements for dues apportionment to the various funds.

Greg Phipps provided a summary report on the spring and fall cleanups and noted that with the limited time available and number of projects vs. human resources at our disposal, we did not have an opportunity to complete some of the repairs to Common Area I piers. Lot owners were asked to notify Greg of any necessary repairs. It was also noted that next year's budget would have to include allowances for an extension of the launch pad concrete in Common Area I. Fill has been added at the end of the pad but has been continually eroding away and causes a problem in low water conditions.

Old Business

Ron Witmer suggested that a current lot owner directory should be made available. Pete McKenney noted that the Board would look into the request.

One lot owner recommended that a listing of available rental properties in Cuckoo's Nest should be made available. One member commented that local realtors have a listing of available rental properties.

A suggestion was made that the pier listings be updated and posted on the bulletin boards and website.

New Business

Todd Wise noted that there has been a lot of problems with ATV's speeding on Elnor and elsewhere in the community. He noted that this is a situation which needs to be enforced by the local police and that they have been notified.

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There was a question regarding the two parking pass limit per lot owner. It was noted that temporary parking passes are available for those lot owners requiring additional parking for a limited time. Available parking in the two common areas is limited. As additional lots are sold, and particularly during holiday periods, the two pass limit will ensure adequate parking for all. There was also discussion as to the use of common areas and that detached trailers and overnight parking were against the rules governing the use of the common areas.

Concerns were raised about vandalism in the neighborhood and late night use of golf carts and ATVs. On a motion by Mark Douglas and seconded by Todd Wise, it was recommended that a neighborhood watch program be established with the Louisa County Sheriff's Office. After much discussion the motion was defeated.

Election Results

The inspector of elections reported the results of the voting. Cory Fisher, Carl Moelering and Lorenda Ward were each elected to serve three year terms of office. Tim Coleman motioned and Todd Wise motioned to destroy the ballots.

Adjournment

The meeting was adjourned at 1:15 p.m.