

Preliminary – not yet approved

Cuckoo's Nest Association, Inc.

The Annual Meeting of Cuckoo's Nest Association, Inc. was held on June 4, 2011 at Common Area II.

Directors present at the meeting were Pete McKenney, Greg Phipps, Tim Coleman, Lorenda Ward, Bill Stevens, Jessica Escobar, Carl Moellering, Gene Wyatt.

Meeting called to order at 10:15am by Greg Phipps and seconded by Pete McKenney.

A count of lot owners was made and it was determined that a quorum was present. There were 30 people in attendance representing 19 lots.

Designation of Inspectors of Election

Pete McKenney called for volunteers to count the ballots and made a call for the ballots.

Minutes

The beginning section of the annual meeting minutes were read by Jessica Escobar. Greg Phipps moved to dispense of the reading of the minutes, John Blair seconded.

Treasurer's Report

Treasure's report was presented by Bill Stevens. He reported the cash flow and expenses for the fiscal year and gave an update on lots paid year to date. The budget year was reviewed and will be updated to run annually with a calendar year.

Reports of Officers and Committees

Greg Phipps reviewed the pavilion addition and improvement. He reviewed the construction materials and layout. Greg discussed the requirement by the county to continue the rip rap around the lake edge. He discussed the construction of the beach retention wall and the possibility for improvements. A question was asked about a wake zone sign by the piers. The state was contacted by Greg and stated because it is a main throughway and we could not put a wake zone sign.

Pavilion and common area rules were reviewed. Some items reviewed were to share the facility and abide by all state and federal fishing and water laws. It reviewed swimming rules and reminding the community swimming at the lake is at their own risk and no swimming is permitted at the boat ramp.

Tim Coleman distributed a copy of the bylaws and documents. He reviewed the time frame in which the dues covered. An update was added to clearly define dues covering a calendar year.

Jessica Escobar and Bill Stevens reviewed the board is looking into insurance options. The state has required the treasure to be covered by dishonestly clause. The current policy is also in two parts

A question was asked if the bylaws needed to be recorded at the court house. It was reviewed legally they do not; however, in principal because they have always been filed the board will continue to file.

Carl Moellering reviewed the common area I ramp does need repair. The water is currently high enough the ramp is not an issue

A guest speaker from Lake Anna nursery presented. He reviewed many helpful tips for our yards. He reviewed new and special plants, bug control and deer control to help keep our properties looking their best.

Old Business

There was no old business brought before the meeting

New Business

A question was asked about a trash can. Several comments were made for and against a trash can. At this time trash cans will not be provided in the commons areas as each guest should be responsible to remove their own trash.

A question was made about sand replacement in common area II. Recommendations were discussed to have new sand every other year. Greg did a review of the layout including the gravel used for pathways instead of sand. The sand would be reviewed on an as needed basis.

A question was brought up about the bass fishing tournaments being sponsored by CNA. It was clarified the CNA board did not sponsor any fishing tournaments nor have they lead or advertised on behalf of any tournament. A motion was made by Mark Douglas to not allow any fishing tournaments launching out of the CNA commons areas. A second was made by Art Colbert. Items were discussed for and against the tournaments. The community voted 7 against and 9 for allowing tournaments out of the commons areas on the basis it was a CNA homeowner using the common area.

A further motion was made by Art Colbert if a tournament was going to be allowed the tournament sponsor would need to show proof of insurance. A second was made by Greg Phipps. All in attendance voted yes.

There was a concern about having parking passes and how to regulate passes. It was recommended to have a committee to review parking passes and the regulation of the passes. It was also brought up to see if there was interest in a community watch group. There was not enough interest with those in attendance to start a community watch group.

Jessica Escobar announced she would be stepping down from the secretary position. She announced if anyone was interested to let the board know as this position does not have to be a board member.

The bylaws were in need of review and update. Anyone interested was to contact Lorenda Ward.

Election Results

The inspector of elections reported the results of the voting. Pete McKenney, Jessica Escobar and Karen Gordon were elected to serve three-year terms.

Adjournment

Meeting was adjourned at 12:14pm