

Cuckoo's Nest Association

Minutes of Annual Meeting

June 4, 2016

The annual meeting of the Cuckoo's Nest Association was held in Common Area II and was called to order at 10:02 a.m.

Quorum

Ms. Ward stated that those in attendance had signed in, identifying their lot number, and it was determined that a quorum was present, inasmuch as owners of 29 lots were present.

Call for Ballots and Designation of Inspectors of Elections

She asked for three volunteers to take part in the counting of ballots. Those three volunteers were Mark Douglas, Bracken Stanard and Alma Wertz. They were given the ballots and told to report the results upon completion.

President's Report

Ms. Ward thanked the Board Members for their time and work during the past year and introduced them. Board Members present in addition to Ms. Ward were: John Blair, John Decker, Stephanie Brown, Naomi Smith, Eddie Owens, Pete McKenney, and Dutch Zuidema.

She also thanked the neighborhood volunteers who helped with the spring neighborhood clean-up on April 23, 2016. The two Common Areas and public areas were cleaned, fresh mulch was spread, the beach area was cleaned, picnic tables cleaned and litter was removed from roadside areas. She stated neighborhood volunteers save money for the Association by completing tasks which would otherwise have to be hired out.

The Board will assess the need for a fall clean up date and if one is needed, the date will be posted for those wanting to volunteer.

She indicated that there had been reports of snakes in the beach area of Common Area II and reminded those folks using the beach to keep that in mind for their own safety.

Ms. Ward stated that the Board had been assessing the possibility of using a social media such as Facebook for the neighborhood to post photos, updates on activities, etc., but that they had to work out protocols and protections for community members before going forward.

She reported that an empty boat trailer has been present in Common Area II for several weeks. The trailer has no license tags so there is no means by which to determine the owner. Rules and regulations covering the use of common areas include that no vehicles or trailer can be left in the common areas overnight and that the trailer will be towed away at the owner's expense within a week. If anyone has information as to who the trailer belongs to, please notify them of this course of action.

She gave an update with regard to information received from Doug Whitlock, the Cuckoo's Nest Subdivision developer, and discussed at last year's Annual Meeting. She reminded the community members that he had advised that he was embarking on a plan to upgrade vacant lots by cleaning underbrush from unsold lots and adding 16 new covered boat slips. She indicated that there had been no construction to date with regard to the new boat slips, and that questions remain with regard to costs of those slips and upkeep, along with questions regarding electrical service he is planning to add for those slips and whether there could be any electrical tie-in to supply electricity to the existing older docks

Mr. Whitlock has indicated that expenses in connection the new covered docks would be the responsibility of the buyers of those slips, including insurance.

The Board will continue to work with Mr. Whitlock to get more specific information and answers to existing questions with regard to any new construction in the Common Area.

Future upgrades and plans that the Board is considering include the possibility of building a small storage shed in Common Area I to store materials and supplies owned by the Association, such as lumber for repairing docks, supplies purchased for the annual meeting, etc. At the present time these items are stored by various Board Members' at their homes.

The Board is also considering preparing a flat area in Common Area I for the picnic tables which are now on the sloping grassy area and the possibility of adding a covered area over the picnic area for weather protection.

She noted that the neighborhood's Reserve Study needs to be completed every five years, so it will soon need to be redone. At this time, we are on track with the financial requirements of the Reserve Study. The first dock replacement is presently scheduled for 2020, but Pier 7 in Common Area II may need to be dealt with prior to that time.

Minutes of the June 2015 Annual Meeting

Board Secretary John Decker stated that copies of the the Minutes of the Annual Meeting of June 6, 2015, were available at the sign-in table for review and they have been posted on the Association's website since last June. John Blair presented a motion to dispense

with the reading of the minutes, which was seconded by Dutch Zuidema and passed unanimously.

Treasurer's Report

Treasurer Naomi Smith reported that the total on hand in the Association accounts is currently approximately \$177,000, which includes various Certificates of Deposits, saving account and checking account. The reserves are on the projected path in line with the last Reserve Study.

She reported that there are currently five unpaid membership fees for lots in the neighborhood. One lot has been in arrears for three years and the Association has a lien on that property

Common Area Team Report

The Common Area Report was presented by Board Member Dutch Zuidema. He again thanked those community members who came out for the spring clean-up and volunteered their time to make the Common Areas clean and well maintained for the summer season. He indicated that the Team had been budgeted \$6,000 for improvements this past year and that that money had been used to re-gravel the roadways into the two Common Areas, including up to the boat ramps. Lumber had been purchased to repair the piers in both Common areas. Damaged and rotten boards had been removed and replaced, and new mulch had been spread. Expenses were also incurred replacing locks on the Common Area gates which had been inappropriately removed by users of the Common Areas. Additional expenses resulted from the need to have the locks welded to the chains at the gates to prevent the recurrence of theft or vandalism of the locks.

He advised the members that there had been damage to some of the docks due to boats running into them, and by boats which had not been secured in their slips. He stressed the importance of securing your boat to prevent damage to it and to the dock.

Old Business

New lock combinations have been provided to community members who have paid their membership fees for the year.

The port-a-potty contract was renewed this year to cover a full year rather than having them locked during the winter months due to requests from fishermen in the neighborhood who use the Common Area facilities year around.

new Business

Two Cuckoo's Nest residents were invited to inform community members present of their local businesses.

Larry Smith of Wake Edgers was present to advise the membership of the services they offer, including rental of all of their equipment. He was also available to instruct any members who were willing to take a paddle board out on the lake for a trial after the business portion of the meeting.

Art Colbert presented information with regard to his septic tank servicing company, American Tank Cleaning, Inc. He provided a handout of information and advised that he offers a discount to neighbors.

Teller of Elections

The results of the election were then provided, resulting in the re-election of Naomi Smith, Lorenda Ward and Pete McKenney.

General Questions and Answers

President Ward opened the meeting to receive any questions or concerns of members of the community.

It was brought to the membership's attention that there was an ongoing issue with large stones from the shoreline being thrown into the lake, resulting in stones being found on the boat ramp and on a boat in a slip nearby. These were stones large enough to cause damage. Members were advised that they are responsible for the actions of those accompanying them to the Common Areas. Members were also advised to report any type of vandalism to a member of the Board and also to feel free to report such activity to the Louisa County Sheriff's Department. Anyone found responsible for vandalism could be subject to losing their rights to use the community's common areas.

Adjournment of Annual Meeting

There being no further business, President Lorenda Ward adjourned the meeting at 10:49 a.m.

Post-Annual Meeting Board of Directors Meeting

Following the Annual Meeting and luncheon, board members present (Lorenda Ward, Stephanie Brown, John Blair, John Decker, Eddie Owens, Naomi Smith, Pete McKenney, and Dutch Zuidema) assembled for a board meeting. A proposal was offered indicating all elected