

CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
March 13, 2021
Location: Pavilion, Common Area 2

ATTENDANCE

Jim Amrein, Larry Blanks, Kathi Cline, Pat Evans, Pete McKenney, Carl Moellering, Eddie Owens, Paul Rippeth, Denny Smith, and 17 Residents

Carl called the meeting to order at 9:04 AM. He turned the meeting over to Kathi for the February 2021 Financial Report.

TREASURER'S REPORT

Kathi reviewed the February financial report.

- February 2021 Balances:
 - Checking \$ 39,793.33
 - Savings \$ 8,199.00
 - Reserve checking \$246,061.32

- Kathi reported that as of March 12, 2021, there are still 14 lot owners/residents from whom dues have not yet been received. She has emailed them requesting payment.
- \$22,270 has been transferred to the Reserve Fund.
- The deposit was paid to the WH Construction for the dock reconstruction.
- Payments have already begun to be received from owners/lessees of boat slips on Piers 1 and 2.

Carl mentioned that dues are not cashed and deposited into the Association account until the current year, i.e., checks for 2021 dues received in December of 2020 were not cashed and deposited until January 1, 2021.

Kathi mentioned that her three-year Board member term will be completed as of June 2021. This means that the Treasurer position will be open after the June 5 elections. She added that she is required to be available for assistance to a new Treasurer for 6 months. Carl added that if a new Treasurer is not found, the Board will have to hire out the position.

COMMON AREA REPORT

Pete reported that everything is good and Common Area 1 is being improved.

Spring Cleanup is scheduled for Saturday, May 8, 2021, immediately following the Monthly Board Meeting. Cleanup consists mainly of cleaning up the two Common Areas of sticks and winter debris and any other cleanup as needed.

More rip rap may be needed in Common Area 2.

COVENANT VIOLATIONS REPORT

Ongoing.

ACTION ITEMS

Two Items:

- Estimate for gravel for Common Area 2
 - Larry said that he was awaiting an estimate from JB Vaughn.
 - Two residents mentioned that they had connections with gravel distributors and would get that information to Larry for additional estimates.
 - One resident asked what the gravel was for. Larry responded that it was to replenish the gravel that had eroded away in the drive areas. It is for Common Area 2 only.

- Knox Box Key
 - Kathi mentioned that we are still waiting for a decision from Louisa County.

- Paul mentioned that he is the Emergency Contact person for the Common Areas and that his phone number is listed on the Community Bulletin Board at both Common Areas.

OLD BUSINESS

Carl opened the Old Business portion of the meeting by mentioning that he has been living in Cuckoo's Nest for 20 years. He gave a brief history of how things have changed during that time. He said that when the community was new dues were \$50 per year as there were few to no amenities. He added that the Common Areas have evolved and "we've come a long way", especially as in the case of the dock reconstruction where the Board has learned a lot and is "working within the parameters" as designed. He then turned the meeting over to Jim for information on the dock project.

Jim began by talking about whether to cut the pilings flush to the floor or leave them standing. Cutting the pilings flush with the floor makes for a neater look with less restrictive walkways. A resident asked if the pilings could be left standing and cut down later. Jim answered that that would leave the piling open for water damage and inconsistent throughout the structure. After some discussion, it was decided to cut all pilings flush except the two at the outer end of the fingers. Jim added that the pilings will not be cut down on the launch pier. Caps will need to be placed on all uncut pilings.

Jim also mentioned that he had cleaned up Piers 1 and 2 of miscellaneous items. He put these items in the shed in Common Area 2. To reclaim these items please get in touch with him. The ladders at the swim platform will be removed by the contractor.

Jim added that the light at the launch pier has a bb hole in it. He asked if anyone knew if it still worked. Pete stated that it was an inexpensive light and suggested that the Board purchase a new one. Jim said that the solar panel still works.

Jim gave an overview of the docks and how they were created working within the codes for Dominion and Louisa County.

- Docks have to be spaced apart a distance of at least twice the length of the fingers.
 - This is why the plan was created with graduated finger lengths. Since the docks are placed in a fanned position, the spacing between them widens as they go further out in the lake.
- Our docks cannot project any further than 150 feet into the lake, without getting waivers.
 - The plan increases the inside measurement of each slip to allow free-standing lifts and pontoon boats. Jim contacted a free-standing lift contractor and was told they need an inside measurement of 11 feet to install a lift. The inside measurement of each slip is 11 feet 3 inches.
 - Finger widths are each 2 feet wide.
 - The length of the new docks is 149 feet 6 inches.
- The dock configuration was created to gain maximum benefits while remaining within required codes.
- Jim added that the new docks will be built to higher standards than the current docks; much sturdier and longer lasting. Where the current fingers have 2 pilings the new fingers will have 6.

A resident asked if the docks could have been moved or relocated. Jim explained that due to the lack of space in Common Area 1 this was not an option. Another resident asked if the restrictions would be the same for the remaining 5 docks. Jim responded that the Board had not yet looked at or discussed plans for those docks but that with the additional space in Common Area 2, relocation of docks may be possible. Larry added it might be possible to have 20-foot fingers for all slips on docks 4-7.

A resident wanted to know when the other docks would be reconstructed? Larry and Eddie explained the Reserve Study process. Larry explained that the engineers for the Study determine the lifespan of the docks, as well as the other structures in the Common Areas and develop a time-line for replacement. The current Study, conducted in November 2018, has the docks in Common Area 1 beginning replaced in 2020-2022. Dock replacement, in Common Area 2, is recommended to begin in 2024 with the last dock replaced 2028-2030. A new Reserve Study is required to be conducted in 2022. This may alter the schedule from the November 2018 Study. Eddie added that the Study also determines how much the Association needs to fund the Reserve Account to accommodate the replacement of the Common Area structures.

A resident asked why boat slip owners were paying for their slips? Response: Boat slips are assigned to a lot owner/resident by a lease and are the responsibility (including financial) of the lot owner/resident and, that the Board, in order to proceed with the reconstruction, had to obtain authorization from each boat slip owner/lessee to make the improvements to the owner/lessee's boat slip as part of the dock reconstruction. The main walkways and swim platforms are the responsibility of the Association.

A resident asked if they would be billed every time there was a dock replacement? No. Boat slip owners/lessees only pay at the time their boat slip is part of a dock reconstruction.

A resident asked if they needed to obtain insurance on their boat slip? Paul said that he had called his insurance company with that same question and was told that since it was not attached to his home he could not insure it. Pete added that you can get insurance for the boat and the lift. Kathi informed the resident that the Association carries insurance on the Common Areas to include the docks. Denny added that the covered docks are not part of the Association's Common Area insurance. The covered docks are not part of the Association; they are privately owned.

As there were no further questions the meeting moved on to New Business.

NEW BUSINESS

There was discussion regarding the possibility of acquiring an HOA Management Company. Pat reviewed information from Community Group, located in Richmond. The company has several plans but suggested a Financial and Guidance Plan for CNA. In general, this plan would manage all finances for \$4300/year and give legal consultation at a rate of \$75 to \$95 per hour. Pat read comments from a resident, who was unable to attend the meeting but who had been involved in an Association managed by a Management Company. This resident had unfavorable feelings regarding such companies. There were additional questions:

- If the contract is yearly, can the Association easily discontinue the contract after one year?
- Are there added fees for mailings?

Kathi mentioned that she has not minded being the Treasurer but would appreciate more involvement and support from the community. She added that a management company would have no "heart" for the community. A resident added that he was a past treasurer for the CNA Board and felt financial management might be a good idea. A resident asked who would be making this decision? Would it be discussed at the Annual Meeting? The Board responded that yes, it would be up for discussion before any decisions were made.

The subject of upgrading the CNA email account was reviewed and discussed. Presently the Board only has email forwarding capabilities as part of their web package. As more communication is being sent to lot owners/residents, via email, the Board is considering upgrading the package so that email can be sent from an email other than a Board member's personal email, which is the current practice. Emails would appear in the receiver's title line as Cuckoo's Nest or something like that. This way lot owners/residents would always know this was coming from the CNA Board and the email address would not change as the sender changes. Currently the charge for the website and forwarding email is \$18/year. To add the upgraded email would cost \$9.58/month (single user; CNA only needs one user), for a cost of \$132.96/year. Paul motioned to go forward with this upgrade, Eddie seconded the motion. Everyone was in favor of this upgrade.

Annual Meeting and Elections are scheduled to be held Saturday, June 5, 10:00, Pavilion, Common Area 2. There are 3 positions open this year. Board members encouraged attendees to consider running for positions and talking with other residents to do the same.

A timeline for the nomination and election process was discussed and set as follows:

- April 1 Forms to submit name and information for nomination for open Board positions available on website
- April 30 Nomination forms due to CNA
- May 7 Ballots mailed to lot owners/residents
- June 1 All absentee ballots need to be received by CNA by this date
- June 5 Annual Meeting/Elections

Regarding Write-In Nominations, Kathi mentioned that, unfortunately, Write-In names are only known to those attending the Annual Meeting.

Kathi brought up the status of the picnic that has, in the past followed the meeting. It was cancelled last year due to COVID restrictions. This year, as restrictions have not yet been completely lifted, she suggested that instead of the pot-luck picnic lunch the suggestion be made that anyone who wants to bring their own picnic to gather after the meeting. There was some discussion but no decision on this.

OTHER BUSINESS

Kathi and Carl thanked all the residents/lot owners for coming to the meeting. Board members thanked the residents for their comments and responses. They added the importance of reading the minutes and to communicate, to the Board, in a timely manner with any concerns or questions.

A resident asked if the Board knows how many lots are still held by LALC and if it was known how many lots were still not built on? The Board was unsure of how many lots were still owned by LALC, speculated that lot 99 may be one. No one knew how many were not built on.

Kathi mentioned that the current owner of Lot 126 is selling his property and asked her to mention that if anyone may be interested or knows of someone who may be interested to please contact his realtor. The lot is located on Elnor Road near the guardrail.

A resident mentioned that there were a few loose boards and some popped nails on a couple of the docks in Common Area 2. A board member said he would look into it and added that was one of the things reviewed and fixed during the Spring-Cleaning event.

RESIDENT/MEMBER COMMENTS & QUESTIONS

There were no additional comments or questions.

ADJOURNMENT

At 10:14 AM Paul moved to adjourn the meeting. Denny seconded the Motion. The meeting was adjourned at 10:14 AM.

The next meeting is scheduled for Saturday, April 10, 2021, 9:00 a.m., 689 Elnor Road, Bumpass, VA.

Note: If you are planning on attending a Board Meeting, please confirm that the meeting has not been cancelled or rescheduled, due to weather or unforeseen circumstances, by checking the Cuckoo's Nest Association Website or by calling the Association Secretary at 703-283-1024. Meeting changes should be posted to the website by 8:00 PM the Friday before the meeting.

CNABOD/pie