

CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
March 13, 2023
689 Elnor Road

ATTENDANCE

Pat Evans, Richard Hanley, Donnie Henshaw, Pete McKenney, Paul Rippeth, Meghan Zeranski

Paul called the meeting to order at 6:00 PM.

TREASURER'S REPORT

Meghan reviewed the January 2023 Financial information.

- January Balances:
 - Checking: \$ 64,779.94
 - Savings: \$ 8,200.66
 - Reserve Funds: \$170,762.99 (combined savings and CDs)
- As of this date, 20 lots are still unpaid. Meghan will send them another email and a letter.
- Meghan stated that there is some confusion regarding the number of lots. There may not be 192 due to lots that have been combined. She and Pete will work together to find out the answer.
- We received the reimbursement for one of the cancelled insurance policies. Meghan will check on the other.
- The stairs have been ordered, received, and are in the shed.

COMMON AREA REPORT AND CONCERNS

Pat had sent the Board an email, prior to the meeting, detailing the information for using stone and mulch versus mulch only in Common Area 2. With an estimate of 10 yards of river rock the estimate is only \$232 over the estimate/cost for mulch only. This would mean having river rock laid under the trees, where there is currently mulch, and mulch under the swing set. The Board voted 6-0 to purchase the river rock and mulch.

Denny asked whether or not the Board felt a lone tree near dock 5 should be removed. The Board decided that the tree should be removed. It was not decided who will cut and remove.

Pete said that the contractor repairing the sign at the entrance to Cuckoo's Nest wanted to know if we wanted to use the same sign or order something different. The Board agreed that the current sign is in good shape and should be used.

Paul asked about the pole and sign post that are to the left of the Cuckoo's Nest entrance sign being repaired. Should it be removed or relocated? Pete answered that it is there to post notifications about clean up, Annual Meeting, etc. The Board decided to wait until the new entrance sign was complete before making any decision about possible moving or removing it.

COVENANTS VIOLATIONS REPORT

Same issues.

REVIEW ACTION ITEMS

No action items.

OLD BUSINESS

No Old Business.

NEW BUSINESS

Pat informed the Board that the website currently being used is considered a "free" website; however, since Weebly has been purchased by Square, this site would no longer be free, after March 14, 2023, unless one of two updates were made: 1. Purchase a plan for a Common Site, 2. Convert the current site to a new domain where the address will contain Weebly within it. The least expensive paid plan is \$10/month. The board agreed to purchase the new plan.

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MEMBER COMMENTS AND QUESTIONS

None

As there was no more business to discuss, Paul motioned to adjourn the meeting. Meghan seconded the motion. The meeting adjourned at 6:32 PM.

The next meeting of the Board of Directors will be held on
Monday, April 10, 2023
6:00 p.m.
689 Elnor Road, Bumpass, VA

MOTIONS/VOTES

The Board voted to purchase river rock instead of mulch for under the trees along the right side of the trail to the beach and mulch only the area under the swing set.

Votes: 6 yes, 0 no

CNABOD/pie

Approved by email: Hanley, Henshaw, McKenney, Rippeth, Zeransky