

CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
March 14, 2020
Location Held: 689 Elnor Road

Board members in attendance:

Jim Amrein, Larry Blanks, Kathi Cline, Pat Evans, Pete McKenney
1 Resident

The meeting was called to order at 10:00 a.m.

TREASURER'S REPORT

Kathi Cline reviewed revised Financial Statements for December 2019, January 2020, and February 2020. The revisions on the Dec 2019-Feb 2020 Financial Statements included a separate entry reflecting the total gate installation for Common Areas I and II, a new section showing the total balance of the Reserve Fund, and the yearly deposit of \$22,270 into the Reserve Fund. As invested CD's come due and are cashed in, that amount will be reflected in the Reserve Fund balance.

As of March 14, 2020, there are still 27 unpaid dues; 7 are construction companies, 20 are residents. Of the dues paid, 2 were paid late and did not include the late fee.

Jim Amrein motioned to accept the February Financial Report. Pete McKenney seconded the motion. Everyone agreed. The report was accepted.

Kathi presented and reviewed the 2020 Budget. There was discussion regarding upcoming maintenance expenses. Do we need to purchase mulch for the Common Areas this year? Pete mentioned that the current mulch is in good shape and still of good depth. Jim Amrein mentioned that the pavilion needs painting. He also mentioned that there is a dead tree near the pavilion that needs to come down before it falls down. Kathi reminded the group that last Fall the Board suggested adding new sand to the beach in Common Area I. It was decided that there would be no new mulch purchased this year but Pete and Larry will look into purchasing sand for the beach. At the time of the Budget presentation and discussion, there only 4 Board members present. Kathi will send the Proposed Budget to the Board, via email, for a vote. **Board members are to respond Approve or Deny to info@cuckoosnestassociation.com by Tuesday, March 24, 2020.** The results will be reflected in the April 2020 minutes.

COMMON AREA REPORT

Pete McKenney reported that gravel has been extended into the parking area in Common Area I, there is a dead tree in Common Area II, and the shed has a padlock.

Larry Blanks mentioned that the grass put down last fall is coming in nicely but he plans to spread additional seed this spring.

COVENANT VIOLATIONS REPORT

No change.

ACTION ITEMS

Dock Attachment. This was discussed. It will only be an issue if free standing lifts are unable to be housed in some of the slips of the new docks. This item was tabled until further information regarding the docks is obtained.

Additional Gravel. This has been completed.

By Laws. This has been completed. Louisa County says they do not record By-Laws. Pete will pursue this. Due to this development they have not yet been posted on the CNA website.

OLD BUSINESS

Jim Amrein presented the information he has received, from 3 dock contractors, regarding estimates for the revised requests for the dock(s) and launch pier in Common Area I. Revisions include extending the launch pier to 40' and slips to 13' (center to center). He then mentioned that he had spoken with Louisa County and been told that there are new codes relating to the distance permitted between docks. This distance relates to the length of boats housed within the docks and that the distance between docks must be double that of the longest boat. This information changes how the Board originally hoped to reconfigure the fingers on the docks. He was also told that to "replace" (identically build) an existing dock requires 1 permit. Any alterations to the original dock would require substantial approval and additional permits. Due to this new information, Jim will gather more details, discuss with the contractors, then report back to the Board. As of this date, Jim will be the sole Board member communicating with the contractors, Dominion, and Louisa County.

NEW BUSINESS

Saturday, April 18, 2020 was set as the date for the Spring Cleanup event. There will be no mulch spreading this year. Larry Blanks and Pete McKenney will investigate and procure sand for the beach in Common Area II. Paint will be needed for the pavilion. Volunteers are requested to assemble at Common Area II at 10:00. The monthly Board meeting will be held that Saturday morning at 9:00 a.m. in the pavilion.

There was discussion as to how to send the Winter/Spring Newsletter and future correspondence to residents/lot owners. The Fall/Winter Newsletter was sent to most residents/lot owners via email. As this mode of sending information is quicker and more efficient, and preferred by most residents/lot owners, the Board will continue this practice. Items will be sent via USPS to the few residents/lot owners for which the Board does not have an email address. It was requested that information be added to the current newsletter requesting that residents/lot owners who wish to not receive items by email send that request to the Board either by email or by a letter mailed to PO Box 207.

The following dates were suggested:

- **Monday, March 20, 2020:** Winter/Spring Newsletter sent out (Candidate Nomination Form included with this mailing).
- **Wednesday, April 22, 2020:** Candidate Nomination Forms due to CNA PO Box.
- **Tuesday, April 28, 2020:** Ballots sent out to residents/lot owners.
- **Friday, May 1, 2020:** Ballots should be received by residents/lot owners.
- **Wednesday, May 20, 2020:** Residents/lot owners requested to mail completed ballots to CNA PO Box by this date.
- **Wednesday, May 27, 2020:** Ballots to be received at CNA PO Box.
- **Friday, June 5, 2020:** CNA PO Box Final check for ballots
- **Saturday, June 6, 2020:** Annual Meeting, Elections, Community Picnic, Common Area II

Pete mentioned that the lawn maintenance and portable toilet contracts are up for renewal. He presented proposed contracts with which to renew the current vendor or secure a new vendor. Larry suggested that the following be added to the contracts, "Any mulch or gravel disturbed, within reason, will be replaced at the responsibility of the contractor". It was also suggested that the portable toilet vendor anchor the unit to the ground for safety and stability.

The upcoming new board member elections were discussed. Three positions are up for election: Pat Evans (current secretary), Eddie Owens, and Paul Rippeth.

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With monthly maintenance fees increasing the Operating Budget as well as the beginning of replacing the aging docks in the two Common Areas, the action of raising the yearly Association dues was discussed. Further discussion will be at the April 18th Board meeting.

RESIDENT/MEMBER COMMENTS & QUESTIONS

None

OTHER BUSINESS

None

As there was no further business to discuss, Pat Evans made a motion to adjourn the meeting. Kathi Cline seconded the motion. All were in favor. The meeting was adjourned at 12:00 p.m.

The next meeting will be held on Saturday, April 18, 2020, 9:00 a.m.; Location: Pavilion, Common Area II