

CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
MARCH 9, 2019

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

Board members in attendance:

Kathi Cline (Treas)	Paul Rippeth
Pete McKinney	Lorenda Ward (Pres)
Carl Moellering (VP)	Dutch Zuidema
Eddie Owens	Six Homeowners/Residents

TREASURER'S REPORT

Reported by Kathi Cline

- Passed out Finance and Expense Report for Board review
- Sold mature CD and deposited into Cuckoo's Nest account
- Next CD due in July
- Non receipt of invoice for final 2018 lawn care (Addressed with Common Area Report)

COMMON AREA REPORT

April 13th Cleanup Day

- Board will supply water and soft drinks
- There will be a short Board meeting beginning at 8:00 a.m., at the Common Area.
- Cleanup begins at 9:00 a.m.
- Kathi Cline will lead the meeting and the Common Area cleanup event.

ACTION ITEMS:

- Kathi Cline:
 - Lead April 13th Board meeting
 - Lead cleanup event
- Paul Rippeth and a resident in attendance (Jim)
 - Will bring tractors to assist
- Pete McKenney/Dutch Zuidema
 - Purchase and arrange for delivery of mulch and sand

Common Area Maintenance/Concerns

- The 2018 Common Area Lawn Care budget has been carried over into 2019 as no invoice had been received for final 2018 services. This is having an impact on the 2019 budget. Pete McKenney agreed to collect bids from other lawn care professionals.
- The portable toilet contract is up for renewal. Pete McKenney agreed to collect bids.
- With the addition of the new covered boat docks, a clear path/driveway, for vehicles to access the area close to the docks, for loading and unloading is needed. The current access of these vehicles, over the grassy area, is causing damage to the grass. Pete McKenney agreed to speak with Mr. Whitlock about a viable option.
- The Board discussed talking with Mr. Whitlock about assisting with the funding for the electronic gate. Pete McKenney will contact Mr. Whitlock to discuss.
- The Board decided to move forward on the purchase and installation of the electronic gate. Purchase will be made using checking account funds as well as borrowing from the reserve funds. Replenishing of the reserve funds will be discussed at a later date. Larry Blanks will contact the approved contractor to obtain a current estimate, start and completion date.
- Common Area I launch pier needs to be replaced. Pete McKenney will obtain bids.

ACTION ITEMS:

- Pete McKenney:
 - Obtain bids from lawn care professionals
 - Obtain bids from portable toilet companies
 - Speak with Mr. Whitlock regarding vehicle path to new docks
 - Speak with Mr. Whitlock regarding assistance with funding for electronic gate
 - Obtain bids for replacement of Common Area I launch pier.
- Larry Blanks:
 - Regarding electronic gate: contact contractor to obtain current estimate as well as start and completion dates.

OLD BUSINESS

- Two covenant violations still on-going.

NEW BUSINESS

- To enhance the communication with and for Cuckoo's Nest residents it was suggested to implement a Facebook page. Lorenda Ward will launch a Facebook page for Cuckoo's Nest Association. Only Cuckoo's Nest homeowners/residents will have access.
- Kathi Cline lead a discussion regarding the possibility of holding a Louisa Lake Anna Night Out type event for our residents. Consensus was to proceed and include event as part of the June 2019 Annual Meeting.

- **Appointment of replacement for John Decker**
 - Bonnie Geris volunteered and was unanimously voted in, by the Board, to serve as an interim Board member.
 - Pat Evans, volunteered and was unanimously voted in, by the Board, to serve as interim secretary.
- Regarding interest in residents/homeowners submitting resume's for Board positions, only one has been received; four positions need to be filled.

ACTION ITEMS:

- Lorenda Ward
 - Launch a Cuckoo's Nest Association Facebook page
- Kathi Cline
 - Organize a Louisa Lake Anna Night Out event for June 2019 Annual Meeting
 - Verify Common Area injury insurance coverage

RESIDENT/MEMBER COMMENTS & QUESTIONS

- Bonny Geris commented on vehicles exceeding the 25 MPH speed limit within the community. It has been noticed that contractor vehicles are mostly in violation. Pat Evans said she would address the issue with one of the contractors who has been doing work at her house.

OTHER BUSINESS

A service for John Decker will be held on March 22, 2019 at 1:30 p.m.

St David's Episcopal Church
43600 Russell Branch Pkwy
Ashburn, VA

In lieu of flowers, the family has asked Memorial donations to a charity John supported:

NHBA Youth Foundation
C/o Charlie Taylor
1402 Bakers Creek Ct.
Herndon, VA 20170-2058

The meeting was adjourned at 11:55 a.m.

The next meeting will be held Saturday, April 13, 2019, 8:00 a.m., Common Area 2