

**CUCKOO'S NEST ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
March 9, 2022  
689 Elnor Road**

**ATTENDANCE**

Pat Evans, Derek Harris, Richard Hanley, Pete McKenney, Paul Rippeth

Paul called the meeting to order at 6:34 PM. He turned the meeting over to Richard for the Treasurer's report.

**TREASURER'S REPORT**

Richard reviewed the February 2022 Financial Statement:

- February 2022 Balances:
  - Checking: \$ 49,721.82
  - Savings: \$ 8,199.83
  - Reserve Funds: \$150,909.94
- Stamps were purchased for the next two mailings this year (Annual Meeting/Elections and 2023 Dues).
  - It was suggested that more Forever stamps be purchased before future cost increases. Richard will purchase 5 more rolls.
- The final reimbursement was made to the Reserve Fund to replace the money borrowed for the gates.

**COMMON AREA REPORT**

- Pier 3 invoice discussion
  - Need to confirm that the \$65,000, on the contract will be the actual cost. Need ASAP. Board will ask Meghan to reach out to WH Construction ASAP. This is needed before any invoices can be mailed.
  - Board decided that payment for slips be due by May 2, 2022.
- Pier 3 reconstruction planning discussion.
  - Surveyor has staked out the shoreline showing how far to the left, of the current location, the pier could be moved. If the pier is going to be shifted, Dominion will need to be consulted.

**COVENANT VIOLATIONS**

Ongoing.

**REVIEW ACTION ITEMS**

Action Items were reviewed, updated, and added.

Added:

- Get estimates for two signs in response to VDH Marina Report.
- Communicate to WH Construction that when building ramp from land to pier ensure that there is a smooth transition from land to ramp (no lip at ramp) for easy access for wheelchairs.

DATE	ACTION ITEM	RESPONSIBILITY	STATUS
1/12/2022	Remove/redistribute rocks in gap at launch pier in CAI	Denny/Richard	In process; pending warmer weather.
1/12/2022	Research the possibility of waterproofing the new piers	Donnie	In process. Will research pros/cons.
2/9/2022	Denny to get the marina report notarized and mailed.	Denny	Notarized and mailed
2/9/2022	Meghan to email Justin about the final bill, ensure he will be pulling the appropriate permits, and possibly meeting in person to discuss shifting the pier.	Meghan	Documented

Cuckoo's Nest Association  
 Board Meeting Minutes  
 March 9, 2022

2/9/2022	Pat to send an email to the resident with the upcoming meeting details on the STR issue and reply to the POC from the Overton Fork community informing them of our decision.	Pat	Email sent 2/11/2022
2/9/2022	Richard to refund the reserve fund account with the remaining gate cost balance (money to be moved from checking).	Richard	Completed Feb 2022
2/9/2022	Research way to eliminate lip at ramp entrance at pier 2. A threshold connector was installed but size may need to be re-evaluated.	Board	Under discussion
3/9/2022	Get estimate for a sign at each Common Area regarding no sewage dumping. This is in accordance with VDH marina inspection.	Pat/Richard	Documented
3/9/2022	Communicate with WH Construction that ramp to pier be flush with land for easy wheelchair access.	Meghan	Documented

**OLD BUSINESS**

No items within this category.

**NEW BUSINESS**

The Board discussed implementing an Architectural Review Committee. The purpose of this committee would be to review any building plans before they are submitted to the County for permits. This would help ensure that future structures are built according to the Covenants. Pete motioned that the committee be created. Paul seconded the motion. Everyone was in favor of implementing the committee. The Board will create the new procedure, distribute to all residents/lot owners of Cuckoo's Nest, communicate the information to Louisa County Building Permit office, and make the addition to the By-Laws.

In order to finalize the Winter/Spring Newsletter, the Board discussed the current information that, in the case of a power failure to the gate(s), the gate(s) will be secured with a combination lock. It was decided that since, in the case of a power failure, the gates default to open, this would be communicated, in the Newsletter, and gates would only be secured with a manual lock in the case of a mechanical failure which might take a considerable amount of time to be fixed. In that event, the Board would communicate information to the residents/lot owners, via email, on how to open the gate.

In response to the Virginia Department of Health's inspection report of Common Areas 1 and 2, the Board will need to install a sign at each launch pier stating that "Discharge of sewage or other waste material overboard is not allowed". The Board will research using the same company used when the new signs were added last year.

**MEMBER COMMENTS OR QUESTIONS**

There were no member questions or comments.

Paul motioned to adjourn the meeting. Pat seconded the motion.

The meeting was adjourned at 7:22 PM.

The next meeting of the Board of Directors will be held on  
 Wednesday, April 13, 2022  
 6:00 PM  
 689 Elnor Road

**MOTIONS/VOTES**

1. Implement an Architectural Review Committee

Pete McKenney motioned to implement an Architectural Review Committee to review future building plans of residents/lot owners to ensure that building requirements, stated within the Covenants, are being adhered to. Motion seconded by Paul Rippeth.

Yes Votes: Evans, Harris, Hanley, McKenney, Rippeth; No Votes: none

CNABOD/pie

Approved by email: Evans, Harris, McKenney, Rippeth