

CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
April 10, 2021
Location: 689 Elnor Road

ATTENDANCE

Jim Amrein, Larry Blanks, Kathi Cline (via phone speaker), Pat Evans, Pete McKenney, Eddie Owens, Paul Rippeth, and 6 Residents

Paull called the meeting to order at 9:01 AM. He turned the meeting over to Kathi for the March 2021 Financial Report.

Note: Regular meeting protocol was suspended so that lot owners/residents could comment or ask questions during subject areas.

TREASURER'S REPORT

Kathi reviewed the February financial report.

- March 2021 Balances:
 - Checking \$ 41,820.69
 - Savings \$ 8,199.00
 - Reserve checking \$216,995.44
- Three CD's still outstanding – one matures in August.
- Deposited \$15,544.84, from boat slip payments, into the Reserve Fund
- Second payment to dock contractor of \$44,610.72
- \$210.00 for new light at launch pier in CA1
- Dues from 9 lot owners/residents are still unpaid. Official reminder letter was mailed to those lot owners/residents; the official reminder letter before the lien letter.

COMMON AREA REPORT

Pete reported that Common Area 1 is a mess but that will be okay after the dock project has been completed.

Regarding the Dominion Usage of Common Area 2:

- A resident had emailed the Board with a question regarding the LD number referenced in the letter. The information from Dominion referenced LD108 which is associated with Common Area 1. Paul stated that he had spoken with Dominion and this was an error on their part; the permits and application approvals are for Common Area 2.
- Another resident had two questions, asked via a phone call, to a Board member:
 - Why do they not use their own access?
 - The Board's answer was that the tower related to the project is directly adjacent to Common Area 2.
 - Why can we not charge them for use of the Common Area?
 - We are a non-profit organization and not permitted to charge for usage of our Common Area facilities. The only money that can be charged is dues to lot owners/residents for the maintenance and upkeep of the facilities.
 - The Board added that Dominion owns a portion of the land around the lake. They could charge us or, lock our gates and not permit access. As a community, we need to be receptive to their requests and cooperative with them.

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. Spring cleaning will also consist of reviewing contents of and cleaning out the shed in Common Area 2.

COVENANT VIOLATIONS REPORT

Ongoing.

ACTION ITEMS

Two Items:

- Estimate for gravel for Common Area 2 (Larry)
 - Larry said he has contacted JB Vaughn 3 times with no response. Eddie asked if he had checked with B&B. Larry said he had not but will contact them as well. Larry said he has not heard from the residents, from the March meeting, who said they would contact him with names of gravel distributors.
- Knox Box – still unresolved.

OLD BUSINESS

Dock Reconstruction

Jim gave a report on the status of the project.

- Launch pier has been completed.
- Pier 1 may be completed by Monday, April 19.
- Completion of total project may be 8-9 weeks instead of the 12 as previously anticipated.
- Jim mentioned that the light at the launch pier no longer worked so he had purchased a new pole and light for the launch pier. The new commercial-grade light is 10,000 lumens, 300 LEDs, and has an extensive battery life. It is motion activated. Larry mentioned that the County requires that all lights pointing out to the lake must point downward. Jim will ensure the light is positioned correctly.
- Jim mentioned that the light in Common Area 2 is also no longer working. The Board suggested he purchase the same type light as in Common Area 1 to replace it.
- The solar cells on the lights are still in working order.
- Items that Jim removed from the docks/piers, before demolition, are being stored in the shed (i.e., cleats, buoys, etc.). It was suggested that these items be displayed at the Annual Meeting for owners to reclaim. Any items not reclaimed will be discarded.

Resident asked when pier 1 is anticipated to be completed. They have a boat being delivered and want to be able to deliver directly to boat slip. Jim responded it is anticipated to be completed the week of April 19. Slips on the launch pier side of the pier could be used but it would be best to wait until all pilings have been driven on pier 2 to use slips on the other side of pier 1 so as not to impede the pile driving barge.

HOA Management Company

Pat responded to the question asked at the March meeting regarding additional fees. She showed and reviewed the additional fees that would be charged in addition to the \$4300 and \$350 annual fees.

There was some discussion regarding this. One resident provided her experience with an HOA company. No decisions were made.

Paul interjected that there is a need for community participation. As of the date of this meeting, no nomination forms have been received for the open Board positions. The nomination form was posted on the website as stated in the March Minutes and the Winter/Spring Newsletter. Pat added that nomination forms are due to the Board by April 30th.

NEW BUSINESS

- Kayak Racks at the Common Area(s)
 - Paul read an email from a resident suggesting kayak racks be built/installed at the Common Areas. Thoughts and discussion followed. Kathi asked one of the attending residents (an avid kayaker) if they and their fellow kayakers would consider using a rack at the Common Area. The response was probably not due to the chance of it being stolen or damaged. Larry suggested the suggestion be added to the June 6 Annual Meeting Agenda.
- Rip-Rap at Common Area 1 launch ramp
 - Jim mentioned that rip-rap is needed to fill in a large gap/hole at the end of the launch ramp in Common Area 1. The depression in the soil at the end of the ramp is causing trailer wheels to get stuck, especially

during times of low water. Pat asked if extending the ramp would help. Pete responded that the ramp had already been extended 6 feet. The ramp is a flat ramp making for a shallow drop into the water.

- A resident mentioned that if stone or rip-rap were added at the end of the ramp it could tear up props as the prop will suck up the rock.
- Larry volunteered to identify the end of the ramp and check out the issue.
- **Action Item:** Look at and evaluate the ramp before deciding on a course of action. Larry will dive and report. (Larry)

- POA Disclosure Packet Notice

- HB720, an amendment to the POA Disclosure Packet Notice, requires that any Restrictions on Political Signs is disclosed in POA packets. The Board discussed this and decided since there were currently no restrictions to leave things as they are.
- Paul motioned we stay with no restrictions.
- Eddie seconded the motion.
- The motion passed 7-0-0.
- The notice will read as follows: Regarding HB720 (Restrictions on political signage), Cuckoo's Nest Association, Inc., has no restrictions.
- Pat will add this to the Disclosure Notice and forward to Pete.

- Lake Anna Land Corporation Boat Slips Available

Denny was unable to attend but had forwarded information sent to him from John Whitlock regarding available boat slips. These boat slips would be assigned via a perpetual lease for a one-time payment to LALC of \$1750.00. These slips are:

Pier 1 Slip 1*
Pier 2 Slip 1*
Pier 2 Slip 2*
Pier 3 Slip 1, 12' wide
Pier 4 Slip 2, 12' wide

*These slips are currently being rebuilt. LALC is paying CNA the cost to rebuild. New owner/lessee will not be responsible for that cost.)

Slips are only available to property owners/residents of Cuckoo's Nest and will be offered on a first-come, first-served basis. These are the last slips available; LALC does not plan any future builds.

To inquire about these slips, contact John D. Whitlock, Lake Anna Land Corporation, 804-347-1397 or whitlock@whitlock.com.

- Common Areas Usage

This discussion was generated due to concerns/complaints from lot owners/residents regarding an event held at Common Area 2 on Sunday, March 14, 2021.

- Larry opened the discussion commenting about the March 14th event. He mentioned that the lot owner/resident who had invited guests to go fishing followed the rules and guidelines, as written. He added that this event was no different than a birthday, wedding, or 4th of July party that might be held within Common Area 1 or 2. Any of those might create a group of people and/or vehicles greater than normal. He also added that, this was, in fact, a gathering of the Louisa County High School Fishing Team. What disturbed him and the lot owners/residents who sponsored the event, was an encounter with two lot owners/residents.
- The Board listened to comments from other Board members and the residents who were in attendance.
- Such events are not prohibited by Cuckoo's Nest Association.
- After much discussion, it was decided that there was no more to discuss; all rules would remain as written.
- Pat will draft letters of response, for the Board to review, to those who wrote to the Board of their concerns.

OTHER BUSINESS

- **Cleaning of the Gates**

Jim mentioned that the gates need to be cleaned. He suggested the product Wet and Forget. Larry said he has something even more effective and volunteered to clean them.

Action Item: Clean gates (Larry)

- **Slip Rental**

Kathi said that a resident had emailed her questioning if lot owners/residents could rent out their slips. The Board response is that the slips are the property of the owner/lessee. Any transaction of a boat slip can only be with lot owners/residents of Cuckoo's Nest.

- **Reconstruction of Pier 3**

Jim requested that the Board begin the process to reconstruct Pier 3. He mentioned that the plans have been approved so it would be beneficial to begin the process as soon as possible. Eddie agreed. Pat added that if the Board wishes to proceed with Pier 3, slip owners/lessees, on Pier 3, need to be notified ASAP and be invited to be involved in the meetings. The Board suggested that slip owners/lessees be invited to the May 8th meeting. Jim will begin collecting bids for this project hoping to have responses to be reviewed at the May 8th meeting. Pat added that all Authorization Forms should be collected before a contract is signed. She will draft a letter, for the Board's approval, to send to Pier 3 slip owners/lessees.

Action Item: Obtain bids for reconstruction of Pier 3. (Jim)

RESIDENT/MEMBER COMMENTS & QUESTIONS

There were no additional comments or questions.

ADJOURNMENT

At 11:07 Paul motioned to adjourn the meeting. Eddie seconded the motion. The meeting was adjourned at 11:07 AM.

The next meeting is scheduled for Saturday, May 8, 2021, 9:00 a.m., Pavilion, Common Area 2.

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

Approved by email 4/13/2021