

**CUCKOO'S NEST ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES**

**April 10, 2023  
689 Elnor Road**

**ATTENDANCE**

Pat Evans, Donnie Henshaw, Pete McKenney, John Ohlya, Eddie Owens, Paul Rippeth, Denny Smith

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

**TREASURER'S REPORT**

Denny reviewed the March 2023 Financial information.

- January Balances:
  - Checking:       \$ 64,709.11
  - Savings:       \$ 8,200.73
  - Reserve Funds: \$170,762.99 (combined savings and CDs)
- As of this date, 12 lots are still unpaid. (Two checks have been received but not yet deposited.)
- Regarding the cancelled insurance policies, Meghan checked with Nationwide and that policy was termed Jan 2022-Dec 2022 so no reimbursement is required as the policy cancelled at termination.

**COMMON AREA REPORT AND CONCERNS**

Pete commented that all looks good but the bulletin board in CA1 needs to be replaced. Replacement should be same size as the one in CA2. Pete did some preliminary research and a new one would cost approximately \$1200-\$1500. Denny suggested some further research to cost-out a new one. Pete and Paul volunteered to look into it. This item is listed in the Reserve Study so Reserve money can be used for replacement.

Denny noted that the steps had been installed at the at the beach in CA2 and boards had been replaced at the seawall. A big thank you to the 3 residents who helped with this task. He did add that eventually the seawall will need to be replaced. When they were replacing boards, they found underlying degradation that makes it clear it is past its prime. This is a Reserve item so Reserve funds could be used for the replacement. In the interim, there are a few more boards that may need replacing.

Regarding the issue of Lake Region Repair access, the Board decided to reclaim the card. Paul volunteered to go to LRR and retrieve the card. John will send Paul a copy of the form that was used to sign out the card.

Denny mentioned that 5 4x4 posts need to be purchased so that the life preservers can be installed at the piers.

At a previous meeting the Board made the decision to purchase a kayak rack for CA2. It was decided that the resident who suggested the idea be asked to help with install. Pat will email him and get back to the board with an answer. She will also research, from his November email, the rack so that the purchase can soon be made.

Denny noted that he cut down the tree beside the rip rap in CA2 but he had not disposed of it. It either needs to be removed or burned.

**COVENANTS VIOLATIONS REPORT**

Same issues.

**REVIEW ACTION ITEMS**

No action items.

**OLD BUSINESS**

Eddie updated the Board on his research for a different company to conduct the Reserve Study. He contacted Reserve Study Group located in Fredericksburg and was quoted \$2000; however, he was unable to get any references or additional information from them and responses were always received only with a follow up from Eddie. The Board decided they would

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drop any more contact with this firm as they did not sound reliable. Eddie will contact a firm used by another subdivision on the lake and report back to the Board.

**NEW BUSINESS**

Denny mentioned that he had been asked if the Board was going to hold a cleanup day as had been done in the past. The Board discussed previous cleanup days and noted that the last couple were very poorly attended so this event had no longer been scheduled; however, the Board decided to send an email to residents and see what the interest would be before deciding to schedule. Pat will send an email.

Denny mentioned concern about the 3 Board positions that will be open as of this June. Even though this information and the form was in the Winter/Spring Newsletter it was decided that Pat will send an email with the Nomination Form to residents.

**MEMBER COMMENTS AND QUESTIONS**

None

As there was no more business to discuss, Denny motioned to adjourn the meeting. John seconded the motion. The meeting adjourned at 6:55 PM.

The next meeting of the Board of Directors will be held on  
Monday, May 8, 2023  
6:00 p.m.  
689 Elnor Road, Bumpass, VA

**MOTIONS/VOTES**

None

CNABOD/pie

Approved by email: Henshaw, McKenney, Ohlya, Owens, Smith, Zeransky