

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

**April 13, 2022  
689 Elnor Road**

**ATTENDANCE**

Pat Evans, Richard Hanley, Derek Harris, Pete McKenney, Paul Rippeth, Denny Smith, Meghan Zeranski

Denny called the meeting to order at 6:00 PM. He turned the meeting over to Richard for the Treasurer's report.

**TREASURER'S REPORT**

Richard reviewed the March 2022 Financial Statement:

- March 2022 Balances:
  - Checking: \$ 50,753.11
  - Savings: \$ 8,199.90
  - Reserve Funds: \$150,191.06
- Richard reported that there are still a few lots that have not yet paid their dues.
- Slip payments for pier 3 have been received from 6 owners/lessees.
- He asked if anyone had any questions.
  - Denny asked if all the funds had been deposited into the Reserve Fund (the annual contribution along with the final payment for the gates). Richard responded that they had been deposited.
  - Derek suggested that the Board consider procuring a Debit Card instead of Board members fronting their own money when items are needed to be purchased. There was some discussion but no definitive answer. Richard said he would contact the bank and discuss it with them.

**COMMON AREA REPORT**

- Pete mentioned that the ground at the entrance to the walkway to the launch pier in CA2 has eroded and needs to be filled in on both sides. Discussion resulted in a solution of adding concrete to the holes. This was added to the Action Item List.
- Misuse of Golf Carts at the Common Area
  - It was reported that evidence has been seen of a golf cart or golf carts displacing the gravel and tearing up the grass by driving "donuts". Unfortunately, as no one actually sees the person or persons doing this the Board is unable to react appropriately.
- Denny mentioned that he noticed someone had picked up many of the branches and sticks in CA2. Richard said he had done this. It was discussed that this pile would eventually need to be burned.
- There was discussion regarding the lip at the walkway entrances to piers 1 and 2. The lip is a problem for anything being wheeled to the walkway. This was discussed at the March meeting but a permanent solution has not been completed. Meghan will reach out to the contractor to see what he could do to fix this as well as ensure there is no lip on pier 3.
- Meghan mentioned that May 2 is still the date the contractor will begin construction and that he is requesting the first payment from the Board. Richard asked Meghan to check to see if the contractor wants the payment mailed or wants to pick it up. Meghan will check and get back to Richard.

**COVENANT VIOLATIONS**

Ongoing.

**REVIEW ACTION ITEMS**

Action Items were reviewed, updated, and added.

Added:

- Fix holes at walkway ramp of launch pier in CA2.

<b>DATE</b>	<b>ACTION ITEM</b>	<b>RESPONSIBILITY</b>	<b>STATUS</b>
1/12/2022	Remove/redistribute rocks in gap at launch pier in CA1	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.
4/13/2022	Fix holes at entrance to walkway of launch pier in CA2.	Denny/Derek	Documented
4/13/2022	Speak with contractor about a solution to the lip on piers 1 and 2 and to ensure no lip on pier 3.	Meghan	Documented

**OLD BUSINESS**

No items within this category.

**NEW BUSINESS**

Since the Board elected, at the March meeting, to implement an Architechtural Review Committee, Pat presented a document explaining to residents/lot owners, the requirements. This document would be emailed/mailed to all current residents/lot owners, included in the POA Packet, and filed with Louisa County Building Permit Office. The Board reviewed the document. It was put to a vote to adopt. In favor: Denny, Derek, Meghan, Pat, Paul, Pete. Abstained: Richard. The document was adopted. A copy is included with these Minutes.

Derek mentioned that Lake Region Repair has requested a gate access card because they are doing a lot of work in our Common Areas. Derek wanted to know if the Board had any problem with him issuing them a card. Denny, Derek, Meghan, Pat, Paul, Pete, and Richard approved of issuing the card.

Richard requested that he write 1 check for the first two payments for pier 3 as they are very close to each other. It was approved by: Denny, Derek, Meghan, Pat, Paul, Pete. He also mentioned that he would be out of town when payments 3 and 4 would be due so he would write those checks and give to Meghan to give to the contractor.

Denny asked to review the upcoming Board positions. Pat said there were 3: Denny, Donnie, Pete. She added that no nomination forms had yet been received.

**MEMBER COMMENTS OR QUESTIONS**

There were no member questions or comments.

Denny motioned to adjourn the meeting. Paul seconded the Motion. The meeting adjourned at 7:23 PM.

The next meeting of the Board of Directors will be held on  
 Wednesday, May 11, 2022  
 6:00 PM  
 689 Elnor Road

**MOTIONS/VOTES**

1. Adopt Request Document for Architectural Review Committee

The Board voted to adopt the proposed Architectural Review Committee Information Request document that explains the purpose and requirements of the Architectural Review Committee.

Approved: Denny, Derek, Meghan, Pat, Paul, Pete.

Abstained: Richard.

CNABOD/pie

Approved by email: Hanley, McKenney, Rippeth, Smith, Zeranski

Attachment

*CUCKOO'S NEST ASSOCIATION, INC.*  
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**ARCHITECTURAL REVIEW COMMITTEE  
INFORMATION REQUEST**

Implemented by the Board, March 2022, the purpose of this Committee is to review structural plans of buildings being constructed, by lot owners, in Sections 2 and 3 (Tranquility) to ensure that requirements stated in the Covenants (otherwise k/a Declaration of Protective Restrictions and Covenants) are being followed. This Committee will ONLY review requirements listed within the Declaration and will not make any judgements as to design, color, etc.

The Committee requests to review plans, prior to submission to Louisa County, to determine that any structure where living space is to be part of the building that living space will consist of the minimum requirement of 1200 square feet for water access and 1700 square feet for waterfront, as written in the Declaration.

Please submit a copy of plans, to the Board, at least 30 days before you intend to submit plans to Louisa County for your Building Permit. The Board will review the plans at the regularly scheduled, monthly Board meeting and respond to you by email. Plans can be sent via email to [info@cuckoosnestassociation.com](mailto:info@cuckoosnestassociation.com) or by USPS mail to PO Box 207, Bumpass, VA 23024. If plans have been mailed to the Association's PO Box, please include an email address so the Board can respond to you.

The Board appreciates your cooperation in helping to alleviate costly mistakes.

ARC Form  
Adopted: 4/13/2022  
CNA Board of Directors