

**CUCKOO'S NEST ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**May 8, 2021**  
**Pavilion, Common Area 1**

**ATTENDANCE**

Jim Amrein, Kathi Cline, Pat Evans, Carl Moellering, Eddie Owens, Denny Smith, and 14 Residents

Carl called the meeting to order at 9:08 AM. He turned the meeting over to Kathi for the April 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 April financial report.

- April 2021 Balances:
  - Checking \$ 42,950.96
  - Savings \$ 8,199.14
  - Reserve checking \$171,827.92
- The final payment for the reconstruction of Piers 1 and 2 will be paid next week
- 19 lot owners/residents have paid their boat slip payment in full.
- 13 lot owners/residents have paid a deposit for their boat slip payment.
- 8 lot owners/residents have submitted no payment for their boat slip.
- 6 lot dues are still unpaid.
- DPOR payment is due. In past years the fee was \$50/year. Last year, due to COVID, it was reduced to \$10/year. This year they have increased the fee to \$80/year.
- There will be an upcoming payment of approximately \$200 due to the mass mailing of the Annual Meeting and Election information.
- Kathi referred everyone to the last page of the report where she has detailed the Reserve Checking Account.
- Eddie asked the total amount for the two piers. Jim responded \$146,000.00

There were no additional questions or comments.

**COMMON AREA REPORT**

- Jim made the suggestion that new sand is needed at the beach in Common Area 2 and it would be nice to have it done before Memorial Day. Due to the time constraint to have it by Memorial Day, it was suggested that the sand be purchased with a cap on price. Denny motioned that we move forward getting the sand for a cost no more than \$1000.00. Kathi seconded the motion. All 6 Board members voted in agreement with the Motion.
- Jim also mentioned that in Common Area 2 there are 2 trees that need to be taken down and removed. He volunteered to take them down and remove. Three residents volunteered to help him.
- Jim also mentioned that something needs to be done about the drop at the end of the launch pier in Common Area 1. He had mentioned this, and it was discussed, at the April meeting. No decision was made.
- A resident asked about renting their boat slip. This was discussed at the April Meeting.
- The Board has no part in this but lot owners/residents may only rent to lot owners/residents of Cuckoo's Nest.

**COVENANT VIOLATIONS REPORT**

- Jim mentioned that someone has been "doing donuts" in the gravel in CA1.
- Kathi mentioned that she has seen children driving golf carts throughout the community. Lot owners/residents need to be aware that children are not permitted to drive golf carts on the roads or in the common areas.

**ACTION ITEMS**

There were some updates to the Action Items List:

- Clean electronic gates: Completed, removed from list.
- Replace gravel in Common Area 2: On hold. It was suggested this be put on hold until after Dominion has finished the work at the towers off Common Area 2. A resident mentioned that he knew someone the Board could contact, for

an estimate on gravel. The Board can contact the resident for the number when the Board is ready to replace the gravel.

- Knox Box: Still unresolved, waiting on the county.

### **OLD BUSINESS**

Jim reported on the progress of the reconstruction of Piers 1 and 2 and the Launch Pier in Common Area 1.

- He mentioned that the lights on the launch Piers in Common Areas 1 and 2 had not been working. They have been replaced.
- The final inspection for the docks is scheduled for Monday, May 10, 2021. Construction is estimated to be fully completed by Wednesday, May 12, 2021. The contractor had estimated an 8-12 week build time and is within that time-frame as this is week 8 and the project is almost completed.
- The swim ladder has been installed on Pier 1. The swim ladder has not yet been reinstalled on Pier 2.

Jim stated that he had some miscellaneous items that had been removed from Piers 1 and 2. They need to be claimed or they will be discarded.

### **NEW BUSINESS**

#### Use of Remote "clickers" for electronic gate access

Discussion began by asking who may have this unapproved gate access item. Eddie and Denny asked if and how they could be controlled. Kathi responded that since Larry and Pete are currently in charge of the gate access program but were not in attendance she felt this should be tabled until they could respond to any questions. It was decided that this issue would be tabled until it could be adequately addressed.

#### Lake Anna Land Corporation Boat Slips Available

Denny mentioned that John Whitlock had requested he bring up the boat slip reassignment from LALC that was mentioned at the April Board meeting. Boat slips available from LALC are listed below. These boat slips would be assigned via a perpetual lease for a one-time payment to LALC of \$1750.00. Slips on Piers 1 and 2 are the newly constructed slips.

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.

#### Discussion of the Reconstruction for Pier 3 in Common Area 1

Jim began and lead this discussion. He has reached out to 6 contractors for bids. To date he has received response from 3. A resident asked when this build was scheduled to begin. Jim responded that since he didn't have an answer he could only speculate it would be spring of 2022.

Jim added that the 10-foot extension of the launch pier in Common Area 1 should make it much easier for people launching and retrieving their boat. He suggested the launch pier in Common Area 2 be redone to reflect the same length.

He spoke about the Authorization Forms that would be needed from each lot owner/resident of a boat slip on Pier 3. It was mentioned that forms would be sent once the Board had bid information. A resident suggested that forms be sent now as

people are aware that this reconstruction will be forthcoming. Pat said that she would email the form to the owners/lessees of boat slips on Pier 3. Pat added that everyone on the Pier has to agree or the project cannot move forward.

Jim added that he would like to get the plans for the reconstruction of Piers 4-7 in Common Area 2 started and that he will need help.

#### Annual Meeting and Elections

The Annual Meeting and Elections will be held, as planned, on Saturday, June 5, 2021, 10:00 a.m., at the Pavilion in Common Area 2. The community picnic, will not be held. Residents/lot owners were asked to bring their own picnic lunch. The Board reviewed items needed for the meeting to assign responsibilities.

#### Distribution of Forms for Nominations

Carl requested a discussion on how the initial Nomination Forms and information is sent to lot owners/residents. The information that there are open positions, on the Board, was written in the Winter/Spring Newsletter and the form was posted on the website. Carl feels that this information should be mailed USPS. He feels that more response would be received that way. The Board members and residents present did not feel the cost was worth the change and that the newsletter, meeting minutes, and website were sufficient. This suggestion may be discussed at a later meeting.

#### **RESIDENT/MEMBER COMMENTS & QUESTIONS**

There were no additional comments or questions.

#### **ADJOURNMENT**

With no additional comments or questions Eddie motioned to adjourn the meeting. Kathi seconded the motion. The meeting adjourned at 10:17 a.m.

The next meeting is the Annual Meeting and Elections scheduled for Saturday, June 5, 2021, 10:00 a.m., in the 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 5 Board Members  
5/14/2021