

CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
May 9, 2020
Location: Common Area Pavilion

Board members in attendance:

Jim Amrein, Larry Blanks, Kathi Cline, Pat Evans, Bonny Geris, Pete McKenney, Paul Rippeth

Mr. Rippeth called the meeting to order at 10:00 a.m. He also mentioned that the meeting was being held in accordance with COVID19 regulations. A Protocol to handle resident comments was sent to all residents prior to the meeting. He also mentioned that this meeting was being recorded.

TREASURER'S REPORT

The **March and April** financial reports were reviewed.

March

A total revenue of \$5,550.00 was received and deposited from Association dues payments, late fees, and POA packets.

- Balances are as follows:
 - Checking \$ 25,667.46
 - Savings \$ 8,198.00

April

A total revenue of \$2,491.50 was received and deposited from Association dues payments, late fees, POA packets, and new home membership fees.

- Balances are as follows:
 - Checking \$ 27,975.23
 - Savings \$ 8,198.00

A total of 6 residents'/lot owners' Association dues are still unpaid. One resident/lot owner is still unpaid for 2019/2020.

It was suggested that new sand be purchased for the beach in Common Area II.

COMMON AREA REPORT

Dominion has recently trimmed the wooded areas around the Common Areas. Some of the logs were left behind. Larry and Pete will take care of removing them. Also mentioned; lawn maintenance is done every two weeks.

The painting and repair of the pillars at the pavilion was discussed. The painted portion of the pavilion needs repainting and the molding at the footings of the pillars needs repair. Larry volunteered to pressure wash the areas. The supplies needed to repair/replace the molding was discussed. The repair and painting of the pavilion be added to the Actions Items List.

It was also requested that the removal of the two dead trees in Common Area II be added to the Actions Items List.

Larry also volunteered to attach more firehose bumper to the launch pier in Common Area II. There is currently bumper to one side only.

COVENANT VIOLATIONS REPORT

No change.

ACTION ITEMS

Current items, on the list, are still "on hold" or "working".

OLD BUSINESS

Dock Replacement

The current information regarding the replacement of the launch pier and docks 1 and 2, in Common Area 1 were presented the Board. Regulations permitting changes or enhancements, when replacing current docks, have been changed. These regulations are becoming increasingly more stringent than before. Due to these restrictions, the Board is working with Louisa County to gain the maximum, allowable benefit to all members without compromising safety while remaining within all codes and regulations. The Board is adhering to the recommendations in the current Reserve Study to replace docks 1 and 2, in Common Area I, but requesting permits for replacing docks 1, 2, and 3 so that design and permits are approved, in advance, for when dock 3 is scheduled for replacement.

The original intention, when replacing the old docks, was to increase the size of each slip opening to a uniform size, increase the length of the current fingers, and add a finger where currently one does not exist. After initial meetings with Louisa County, Mr. Amrein has been informed that we are able to increase the size of the slip openings and add the additional fingers; however, in order to comply with County regulations, finger lengths will need to be adjusted according to code. The code states that there must be double the length of the finger length between each dock. In order to obtain the necessary permits for this project, and create the maximum allowable benefit for residents, the Board is proposing, to the County, a graduated finger length plan. The first 3 slips would have fingers 16' in length, the second 2 would have fingers 18' in length, and the last 5 would have fingers 20' in length.

It may also be required that the new docks be built according to current ADA standards requiring handicapped access and an ADA slip. This information is undetermined but will be communicated to us once the plans are reviewed by the County. If this is required, it will require another change to the current plans.

Recording of By-Laws

When the Revised By-Laws were taken to the County Courthouse to be recorded, we were informed that they do not record By-Laws. As the previous By-Laws had been recorded, at the courthouse, in June of 2011, the Board wanted to be sure that the current and revised copy was on file. We have been in communication, via email, with Patty Madison, County Clerk, who said we were able to have them recorded and gave us the procedure to do so. That procedure has begun; however, one of the documents required, when sending the By-Laws to the clerk's office, should be completed by a lawyer, in order that all items are completed correctly. The By-Laws and information have been sent to Harry Law Office, in Louisa. As soon as that document has been completed and received, by the Board, the revised By-Laws will be mailed to the courthouse for filing.

NEW BUSINESS

Annual Meeting, Elections, Picnic

The scheduled date for this event is Saturday, June 6, 2020. Unfortunately, with the restrictions due to COVID19 this event may have to be rescheduled. Discussion ensued as to whether to change the date now or stay with the current date of June 6. No vote was taken but the Board decided to stay with the June 6 date and communicate, in the letter included with the ballot, mention that the date is subject to change. In the event the meeting is rescheduled, notice will be sent via email, for members who have elected to receive notice via electronic mail, and sent via USPS to members not electing to receive notification electronically.

There was mention of creating a time limit for member comments during meeting. The Board discussed and decided they would not implement a time limit for members addressing the Board.

As there are still some residents/lot owners who have not picked up their gate card, the current process for distribution of gate cards to residents/lot owners was discussed. Current process requires that the resident/lot owner signs for the

card, so they must be picked up in person. Anyone unable to pick up their card may assign, in writing to the Board, an agent who may pick up and sign for the card. Currently, 3 Board members, (Ms. Cline, Mr. Blanks, and Mr. McKenney) are very willing to make themselves available when residents come to the lake so they can get their card.

The suggestion was made to change the time of monthly meetings to 9:00 a.m. instead of 10:00 a.m. A motion was made to vote on this change. Mr. Amrein seconded the motion. Votes were: 4 yes, 2 no, 1 abstention. The motion carried. Monthly Board meetings will begin at 9:00 instead of 10:00, ongoing.

The Board members were requested to think about an increase in dues for 2021 so that it can be discussed at the next monthly meeting.

OTHER BUSINESS

None

RESIDENT/MEMBER COMMENTS & QUESTIONS

A resident addressed the Board to discuss the change in the due date for the 2020 Association dues.

ADJOURNMENT

As there was no more business to discuss, Mr. Rippeth made a motion to adjourn the meeting. Mr. Amrein seconded the motion. The meeting was adjourned at 11:17 a.m.

The next meeting will be held on Saturday, June 6, 2020. This meeting will be the Annual Meeting of the Association and the Election for new Board members. This meeting will begin at 10:00 a.m. and will be held in the pavilion in Common Area II. This meeting is subject to change depending upon current requirements pertaining to COVID19. Residents/lot owners will be notified of any changes.

CNABOD/pie