

CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
June 13, 2020
Location: Common Area Pavilion

Board members in attendance:

Jim Amrein, Kathi Cline, Pat Evans, Bonny Geris, Pete McKenney, Carl Moellering
4 residents

The meeting was called to order at 9:04 a.m.

TREASURER'S REPORT

The **May** financial report was reviewed.

A total revenue of \$1,612.50 was received and deposited from Association dues payments, late fees, and POA packets.

- Balances are as follows:
 - Checking \$ 28,636.58
 - Savings \$ 8,194.38

A total of 3 residents'/lot owners' Association dues are still unpaid.

COMMON AREA REPORT

Pete commented that the Common Areas are in good shape. He did mention that we need to somehow continue to communicate with those using the Common Areas to ***always pick up after their pets***. Pet waste left in the Common Areas can be a health hazard to children playing and families enjoying the areas. This information has been communicated in the last two newsletters. The issue is getting people to comply. It was suggested to have signs posted as a reminder.

Suggestion was also made as to adding a sign to the beach area about proper etiquette as people are leaving trash and cigarette butts. A decision to add this sign was not made.

Regarding signs, Carl suggested that all the signs, at both Common Areas be replaced as they are faded and worn.

Bonny volunteered to take on the signs task.

The painting and repair of the pavilion was discussed. The pavilion needs repainting and the molding at the footings of the pillars needs repair. Larry volunteered, at the May meeting, to pressure wash the areas. The supplies needed to repair/replace the molding were discussed. Carl and Pete will purchase the supplies to redo the molding at the bottom of the pillars. Purchase of paint will wait until the pavilion has been power washed.

Jim commented that the gravel in Common Area I needs to be redistributed. Kathi mentioned that Larry has the equipment to do this.

Also mentioned was new sand for the beach.

COVENANT VIOLATIONS REPORT

No change.

ACTION ITEMS

Action Items were reviewed and the following will be added:

- Replacement of signs in both Common Areas. (Bonny)

- Add signs to both Common Areas reminding people to pick up and properly dispose of their pet's waste. (Bonny)
- Top board on seawall at beach needs to be secured. (not assigned)
- Purchase supplies to repair/replace molding at the bottom of the pillars of the pavilion. (Carl/Pete)
- Power wash pavilion. (Larry)
- Driveway gravel in Common Area I needs to be redistributed. (not assigned, Larry?)
- Repair/painting of pavilion (not assigned)

OLD BUSINESS

Dock Replacement

Jim reported on the current status of the replacement of the launch pier and docks 1 and 2 in Common Area 1. Peery Agee, Reservoir Coordinator at Dominion Energy, sent Jim a copy of the Approved Amended Construction and Use Agreement. Jim has submitted this document, along with plans for the new docks, to Louisa County. He has received verbal approval from the County and is awaiting the final, formal, written approval. The document from Mr. Agee was given to Pat for filing with Cuckoo's Nest Records.

Jim has narrowed the contractor search down to 2 contractors. He has additional information to gather, from them, before submitting their bids to the Board for a final decision as to who will be awarded the contract. He anticipates having that information by the July 13th Board meeting.

Regarding plan details, there was discussion as to what pilings should be left upright and which should be cut flush to the floor. The decision was made that the pilings at the two opposite ends of the fingers would remain standing (for boat tie-off) and the center pilings, on the fingers, would be flush with the floor thus making for a cleaner walkway.

Carl expressed concern about the legal responsibility and liability regarding the removal of the free-standing boat lifts in the event the owner has not had his/hers removed in preparation for the demolition of the docks. The Board will research this concern.

NEW BUSINESS

In late May, in preparation for this meeting, Kathi sent the Board a spreadsheet outlining long-range expenses correlating with the recommendations listed in the November 2018 Reserve Study along with proposals how to accommodate these expenses. According to the Study, the major concern and expense is replacement of the launch pier in Common Area I and all the original docks (Common Areas I and II). This project is recommended to begin in 2020 and continue through 2030 at which time all docks would be replaced. The Study suggested a yearly contribution of \$22,270 to fund this future expense with a recommended total of \$534,875 to fund repairs/replacements of Common Area facilities. Unfortunately, even though this amount has been contributed, the current Reserve Fund is only \$224,058. With the Reserve Fund estimate at a cost of \$65,000 per dock and current bids falling +/- within that range, and assuming costs do not rise within the next 7-10 years, the total replacement cost of all 7 docks would be \$455,000, leaving the CNA Reserve Fund with a deficit of \$310,817.

Within the past couple years, the Board has carefully assessed the status of the current common docks as well as taken into consideration concerns from residents regarding the safety of these docks. To that end, Kathi motioned that effective January 1, 2021, dues be set at \$400; Jim seconded the motion. The Board voted 6-1 (6 yes, 1 no by proxy) to raise Association dues to \$400/year beginning January 1, 2021. This will afford the annual Reserve Fund Contribution to increase to \$52,368.21/year allowing for the new docks while not totally exhausting the Reserve Fund for the future.

Carl requested that a letter be written and sent to all residents/lot owners, explaining the increase and the reason for the increase. Pat and Kathi will draft a letter and forward to the Board for approval.

NOTE: Further conversation to follow regarding the increase to \$400.00.

OTHER BUSINESS

None

RESIDENT/MEMBER COMMENTS & QUESTIONS

A resident mentioned that there are some top boards, on the seawall at the beach, that need to be secured as they are pulling away from the wall.

The current state of the common docks was a concern. Residents in attendance were understanding regarding the dues increase and encouraged with the replacement docks plan.

ADJOURNMENT

As there was no more business to discuss, Pat made a motion to adjourn the meeting. Jim seconded the motion. The meeting was adjourned at 10:31 a.m.

The next meeting will be held on Saturday, July 13, 2020, 9:00 a.m., pavilion, Common Area II.

Please note, location is subject to change. Please check the CNA website one hour before the meeting (8:00 a.m.) for any change in location.

CNABOD/pie