

**CUCKOO'S NEST ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
June 5, 2022  
Pavilion, Common Area 2

**ATTENDANCE**

Pat Evans, Richard Hanley, Derek Harris, Pete McKenney, Eddie Owens, Denny Smith, Meghan Zeranski

Denny called the meeting to order at 11:10 a.m.

This was the first meeting of the new Board of Directors for the June 2022-June 2023 term.

The first order of business was to select officer positions. The 2022-2023 Officers are:

Denny Smith	President
Paul Rippeth	Vice President
Meghan Zeranski	Treasurer
Pat Evans	Secretary

The Board decided that future Monthly Board Meetings will be held on the second Monday evening of the month beginning at 6:00 p.m. They will be held at 689 Elnor Road, home of Pat Evans, Secretary.

Due to the discussion, at the Annual Meeting, regarding the state of the beach in CA2, the Board decided to move ahead to purchase new sand. Pete volunteered to contact JB Vaughn. Denny suggested 10 tons of sand. The Board discussed having a resident volunteer workday once the sand was delivered to help distribute and clean up the area. Denny and Donnie will look at ways to reinforce/repair weaknesses in the seawall.

The Board decided on Saturday, June 25<sup>th</sup>, 8:00 a.m. for the volunteer clean up. Pat will send an email to residents.

Regarding some comments/questions regarding chairs at the beach, even though the chairs that have been at the beach were not purchased by the Board, the Board voted, 7-1 to purchase new chairs.

Another issue discussed at the Annual Meeting was mowing of Common Areas. The areas at the sign to Cuckoo's Nest and Tranquility are not being maintained. The Board will contact the new lawn contractor and review all the areas they are to mow.

There is question as to the ownership of the land on which the Tranquility sign is located. Eddie mentioned that his understanding is that this is Association land and the lot owner's property is set back from the area where the sign is located. Pat will contact Doug Whitlock for confirmation and any paperwork to substantiate this.

There was no other business to discuss.

Denny motioned to adjourn the meeting. Pete seconded the Motion. The meeting adjourned at 11:54 a.m.

The next meeting of the Board of Directors will be held on  
Monday, July 11, 2022  
6:00 p.m.  
689 Elnor Road, Bumpass, VA

CNABOD/pie

Approved by email: Harris, McKenney, Owens, Rippeth, Smith, Zeranski