

**CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
July 10, 2023**

ATTENDANCE

Richard Hanley, Pete McKenney, John Olyha, Eddie Owens, Denny Smith
Pat Evans (Secretary), Ashley Hatton

Denny called the meeting to order at 6:00 PM and asked everyone to introduce themselves to Ashley.

TREASURER'S REPORT

In Meghan's absence Denny reviewed the June 2023 Financial Report.

- June Balances:
 - Checking: \$ 22,902.08
 - Savings: \$ 8,200.94
 - Reserve Funds: \$170,762.99
 - CD's \$185,000.00 (\$150,000 for the Reserve Fund and \$35,000 for Operating Funds)
- There are still 4 lots with unpaid dues. Richard asked if Meghan was going to reach out to the attorney to send out letters? Denny will verify with Meghan that letters were sent out, from the Board, before sending out letters from the attorney.

COMMON AREA REPORT AND CONCERNS

There was discussion regarding a recent event at the Pavilion, in being disrupted by two people questioning the guests of a resident as to whether they lived in Cuckoo's Nest or not. The Board did respond to the resident's request and sent out an email to all residents. The Board also discussed a possible explanation in the President's Message for the Summer/Fall Newsletter that with the new electronic gates, people need to assume that anyone using the common areas either live here, are renting here, or are guests of residents.

Denny brought up a concern from the Annual Meeting about a sinking boat that has been sinking in its slip for quite some time. Pete gave the history on this boat and said he will reach out to the owner about having it removed.

COVENANT VIOLATIONS TEAM REPORT

The Board discussed, in Executive Session, some issues within the community.

REVIEW ACTION ITEMS

None

OLD BUSINESS

New Secretary

Denny spoke with Ashly about the position of secretary and how the Board works. Ashley said that she and Pat had spoken prior to the meeting and she had a good overview of the duties and responsibilities involved. Eddie asked to be reminded what the Board had decided, at the Annual Meeting, to pay a secretary who would be a not be a Board member. The Board had decided on \$100/month. John motioned that Ashley shadow Pat until the August meeting. Denny seconded the Motion. All were in favor.

Denny also Motioned to pay Pat (no longer a Board member) \$100 for her services for the month of July. Pete seconded the Motion. All were in favor.

Reconstruction of Pier 4

Denny mentioned that he had reached out to Justin (WH Construction) and Devin Payne (Dominion). He has a meeting the Mr. Payne on Wednesday, July 12 to review the possibility of relocating piers 4-7 for more space.

Denny found out that if you have over 500 feet of shoreline (we have 706) you get 55 sq ft per foot of shoreline for a pier giving us 38,000 sq ft of allowable dock space including the covered dock.

From his conversation with Justin it looks like a spring 2024 reconstruction will not work. Reconstruction of the next pier will probably have to be pushed back to October 2024. This would give the Board time to review the information found from the Reserve Study to determine which pier be replaced in 2024, Pier 4 or Pier 7. Eddie will ask the Reserve Study Company to rank piers 4-7 stating in which order the piers should be replaced.

Life Ring Installation

Denny asked if anyone had already purchased the 4x4 posts needed to install the life rings. No one had. Denny will pick them up.

NEW BUSINESS

ATV'S

Pete brought up the issue of ATV's in the common areas and throughout Cuckoo's Nest. The Board reviewed the Golf Cart Rules set by Louisa County and discussed whether there was anything the Board could do other than call law enforcement. Denny suggested that the Board think on it and if it becomes more of a problem the Board would look into it. In the meantime, no one should confront someone driving an ATV.

Failure of Sellers Returning Gate Cards

Lately there have been multiple property sales where the new owner did not get the gate cards from the seller. Gate cards are supposed to be turned back in to the Board when an owner sells his/her property so that the Board can properly reissue the cards to the new owner. Sellers are not following this procedure. John suggested a notice be included in the POA Packets, "If you do not get gate cards, from your seller, upon the purchase of your property, the cost of cards, to you, will be \$50.00 (\$25/card)". Pat will type this up and send to the Board and Pete.

MEMBER COMMENTS AND QUESTIONS

Denny asked Ashley if she had any concerns or questions. She said she did not and would meet with Pat later this week or sometime next week to transfer documents and files.

Pat asked the Board where the August meeting might be held. Denny suggested that be left up to Paul, the new President.

John Motioned to adjourn. Denny seconded the Motion. The meeting adjourned at 7:12 PM.

The next meeting of the Board of Directors will be held on
Monday, August 7, 2024
6:00 PM
Pavilion-Common Area 2

MOTIONS/VOTES

John Motioned the Board hire Ashley Hatton to perform as Board Secretary.

Denny seconded the Motion.

Votes: yes – 5, no – 0

Motion passed 5-0

Denny Motioned the Board pay Pat Evans \$100 for her services for the month of July.

John seconded the Motion.

Votes: yes-5, no-0

Motion passed 5-0

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