

**CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

**July 11, 2022
689 Elnor Road**

ATTENDANCE

Pat Evans, Richard Hanley, Derek Harris, Donnie Henshaw, Pete McKenney, Paul Rippeth, Denny Smith, Meghan Zeranski

Denny called the meeting to order at 6:00 PM.

TREASURER'S REPORT

Meghan reviewed the June 2022 Financial Statement:

- June 2022 Balances:
 - Checking: \$ 50,583.38
 - Savings: \$ 8,200.11
 - Reserve Funds: \$111,880.48
- Derek questioned a payment of \$1970.00 in February for the Common Area. Richard replied that it was the final payoff to the Reserve Fund for the gates.
- There was some discussion as to where legal fees should be accounted for. Should they be accounted for within the category of the issue or all legal in one category? Meghan will keep all legal fees together.

COMMON AREA REPORT AND CONCERNS

There are still 3 boat lifts in CA1 that need to be removed. As the Board was able to identify the owners, Pat will email them and ask them to have them removed.

Repairs to the Seawall

Denny had Justin with WH Construction look at the seawall with him. Per Justin's recommendations the Board will add 2x6 posts on the outside of the current posts and put new 2x12 boards on top. Denny and Donnie will compile a materials list and get a cost to the Board. A time will have to be determined when to gather and repair. Repair will take several hours and will need the help of several to accomplish.

Steps at the Beach

Denny asked Justin with WH Construction his advice on steps. Justin gave him the name of a company he has used. Richard mentioned he saw a company in the Lake Anna Connections Magazine for non-slip steps. He will look for the information and get it to the Board for review. The Board discussed the width of the steps and 1 or 2 handrails. Derek motioned for a 4 ft width with 1 handrail. Pete seconded the Motion. All were in agreement to purchase the steps. The Board now needs to decide which type/company from which to purchase.

Overnight Parking at the Common Areas

There was some concern over vehicles parking in the Common Areas overnight. This is a violation of the Common Area Rules. There was discussion on how to handle/deter. There are currently signs posted at the entrance to both Common Areas that state there is to be no overnight parking. It is included with other information about the Common Area. More signage was discouraged. It was suggested that this be monitored to see how much of an issue it is and be included in the next newsletter.

Purchase of Chairs for the Beach Area in Common Area 2

This was a question that was brought up, by a resident, at the Annual Meeting. A resident asked about the chairs on the beach as some of them were in disrepair and needed to be replaced. Those chairs had not been purchased by the Board but at the June 2022 meeting the Board decided to look into purchasing replacements. Denny's research to find similar type chairs but of commercial grade quality for durability found that they would not be available until late summer or early fall 2022 and were of a cost that the

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majority of the Board was not agreeable to. After some discussion, it was decided that the Board will not purchase chairs for the beach.

COVENANT VIOLATIONS REPORT

Ongoing

REVIEW ACTION ITEMS

No current items to review and no items added.

OLD BUSINESS

Richard mentioned to Meghan that there is a CD due the end of the month. Meghan replied that she will check dates and contact the bank.

Richard informed the Board that the ramps on piers 1, 2, and 3 have been leveled with the ground.

NEW BUSINESS

Maintenance of area around the Tranquility Sign. The Board reviewed and discussed the revised lawn maintenance contract. It was decided to accept the revised contract.

Paul asked when the reconstruction of piers 4-7 is scheduled to begin. According to the current Reserve Study, Pier 4 is scheduled for 2024. The other piers approximately two-years apart after.

Richard suggested investing some of the Reserve Fund money in a CD. He will get some percentages and send to the Board.

Richard mentioned that the caps on the posts on piers 4-7 have screws sticking up and some are missing. Derek suggested take the screws out and leave the cap on. Richard will take care of this.

Richard suggested the wooden sign structure next to the Cuckoo's Nest Entrance sign be removed. The Board agreed. Meghan motioned to remove the sign structure. Paul seconded the motion. All agreed.

There was discussion regarding a life-ring that had recently been installed on a post on Pier 6. The Board discussed the issue of safety and how life-rings at the end of the piers could be life-saving. To this end, Paul motioned that the Board install life-rings on each pier on the swim platform on the opposite side from the ladder. Pat seconded the motion. All were in agreement. The Board will purchase the rings and install them on each pier on a 4x4x5 post through bolted into the pier. The current life-ring installed on the outside of Pier 6 will be relocated to the same location as the other rings.

It was mentioned that Pier 3 has a board located behind the ladder which makes it difficult to access the last steps. Justin of WH Construction had been asked about this and stated that it was a directive from the county but it is not structural and can be removed. Paul and Derek suggest cutting it out.

Donnie suggested we add information regarding use of the Pavilion to the Common Area Rules.

OTHER BUSINESS

None

MEMBER COMMENTS AND QUESTIONS

None present.

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Paul motioned to adjourn the meeting. Pete seconded the Motion. The meeting adjourned at 7:43 PM.

The next meeting of the Board of Directors will be held on
Monday, August 8, 2022
6:00 p.m.
689 Elnor Road, Bumpass, VA

MOTIONS/VOTES

Steps at the Beach

Derek motioned for a 4 ft wide step unit with 1 handrail. Pete seconded the Motion.

Votes: 8 yes, 0 no

Removal of Wooden Sign Structure at Cuckoo's Nest Sign

Meghan motioned to remove the sign structure. Paul seconded the motion.

Votes: 8 yes, 0 no

CNABOD/pie

Approved by email: Evans, Henshaw, McKenney, Rippeth, Zeransky