

CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
July 13, 2019
Common Area II

The meeting was called to order by Paul Rippeth at 10:00 a.m.

Board members in attendance:

Jim Amrein, Kathi Cline, Pat Evans, Pete McKenney, Carl Moellering, Paul Rippeth, and 1 Association member

The first order of business was to secure the position of President. After some discussion it was decided that Carl Moellering would assume the position of President and Paul Rippeth would assume of the position of Vice President. Jim motioned that we confirm these positions; Pete seconded the motion. For the period of June 1, 2019-May 31, 2020 the offices of President and Vice President will be held by Carl Moellering and Paul Rippeth, respectively.

TREASURER'S REPORT

Kathi reviewed the financial report that she had handed out at the beginning of the meeting.

Upcoming expenses include:

- Final payment to Entry-Guard Systems for gate installation.
- Replace fence at Common Area I.
- Signage to indicate the gate exit "trip" activation area.
- Contractor to provide and spread gravel and regrade areas at Common Area entrances.
- Contractor to provide, spread, and grade fill dirt at low area in Common Area II near new docks.
- Repair of dock 2 at Common Area I.
- Replacement of the launch pier in Common Area I.

COVENANT VIOLATIONS REPORT

No change.

COMMON AREA REPORT

There was discussion regarding the damaged dock and replacement of the launch pier in Common Area I as to whether this should be repaired or totally replaced due to the Reserve Study recommendations. It was decided that the Reserve Study would be reviewed to see which docks were slated to be replaced in 2020 and discussed further at the August meeting. The question had also been raised, prior to the meeting, as to whether it would be beneficial to put in a claim to the Association's insurance company for the damaged dock. After reviewing the insurance deductible versus the cost of the repair, it was determined that it would not be beneficial to submit the claim.

Regarding dock replacement(s), the question was raised whether floating docks would be less expensive and less affected by wakes. This option has several items that need to be researched before it could be considered.

Also discussed was the need to have the entrance areas in both Common Areas re-graveled and regraded, have the fence in Common Area I replaced, and add and spread fill dirt in Common Area II near the new docks. Pete volunteered to contact a fence contractor and Pat volunteered to contact a contractor to deliver and spread gravel, regrade and smooth out the entrance areas to eliminate the ruts, and to add and spread fill dirt at the low area near the new covered docks.

The new covered docks, in Common Area II, have created parking/loading and unloading concerns. Persons with boats housed in these docks are driving vehicles across the large grass area as well as some disregarding the NO PARKING BEYOND THIS SIGN notification and parking next to the docks. Carl is on the Board of Directors for these docks and will bring the concern to the attention of their Board so parking/loading procedures can be communicated to those using these docks. Additional signing was suggested but since people already disregard the currently posted sign, would more signage deter this practice or just add more signs to Common Area II? A request to not drive/park vehicles on the grass area will be included in the Spring/Summer newsletter. The only vehicles permitted to drive and park on the grass area are golf carts and utility vehicles.

OLD BUSINESS

Electronic Gate

Updates regarding the gate include:

- Need to install signage to indicate the trip to open the gate upon exiting the Common Area.
- Knox Box keys still need to be distributed to emergency personnel.
- Notify the Association insurance company regarding the new gate.
- How/who to handle Association members' urgent situations. Who will be "on-call"? Currently all calls are going directly to Paul who is listed as the emergency contact for the Common Area. He will direct callers to the appropriate Board member.
- Currently 46 lot owners have not picked up their cards.
- Still no commitment from Mr. Whitlock as to an amount to assist with the gate purchase.
- As stated in the Electronic Gate Procedural Information, in the event of an extended failure to the electronics, i.e., power failure, the gate will be secured with a combination lock. Association members will be notified the combination, effective May 1, 2019-April 30, 2020, in the Spring/Summer newsletter.

NEW BUSINESS

Change in due date for Association dues payments. After some discussion, it was decided that members will be notified in the Spring/Summer Newsletter and the Dues Letter, both mailed to Association members, that beginning with January 1, 2020, the due date for Association payments will be January 1 of each year. January 1 is in conjunction with Article VI, Section 2. Membership Dues, Fees, and Assessments, "The payment of annual dues covers the period of January 1 through December 31 of any year."

Revision/clarification of Association By-Laws. The recommended revisions/clarifications of the current By-Laws have been created and will be submitted to the Board for review. These revisions are being created to include the new electronic gate as well as clarify and define some items that are currently ambiguous. Once these items have been reviewed and approved, the revised document will be recorded with Louisa County and posted on the CNA website.

Regarding the Spring/Summer newsletter, how to distribute. It was decided that it would be mailed to Association members.

Complaints to the Board. There was discussion regarding the mode of communication used by a couple Association members regarding gate concerns during the July 4th holiday. An item will be included in the Spring/Summer Newsletter notifying members that persons posting concerns/comments on NEXT DOOR or Facebook will not be addressed and will be redirected to the official complaint form, located on the CNA website, or to the info@cuckoosnestassociation.com email address.

Cuckoo's Nest Association
Board Meeting Minutes
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RESIDENT/MEMBER COMMENTS & QUESTIONS

Why was the gate set at the OPEN position on Saturday, July 6?

The gate committee made the decision to set the gate to OPEN for the ease and convenience of persons leaving the Common Areas, after the fireworks, so that exiting vehicles would not have to wait for the gates to close then open between each person exiting. However, after some discussion, it was decided that this will not be done in future years.

OTHER BUSINESS

None

The meeting was adjourned at 11:43 a.m.

The next meeting will be held Saturday, August 10, 2019, 10:00 a.m., Common Area II.