

CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
August 10, 2019
Common Area II

The meeting was called to order by Carl Moellering at 10:00 a.m.

Board members in attendance:

Jim Amrein, Kathi Cline, Pat Evans, Pete McKenney, Carl Moellering, Paul Rippeth, and 5 Association members

TREASURER'S REPORT

Kathi reviewed the July 2019 financial report.

- Final payment was paid to Entry-Guard Systems, for gate installation.
- Dues are still unpaid from 3 lot owners. Letters will be sent regarding a lien being placed on these properties.

Upcoming expenses:

- Replacement of fence at Common Area I.
- Contractor to provide and spread gravel and regrade areas at Common Area entrances.
- Repair or replacement of dock 2 at Common Area I.
- Replacement of the launch pier in Common Area I.

COVENANT VIOLATIONS REPORT

No change.

COMMON AREA REPORT

(Note: from this point forward, Common Area 1 and Common Area 2 will be referred to as CA1 and CA2 respectively.)

The contractor for the new fence for CA1 has been secured. Project is slated to begin late August. A contractor for laying new gravel and grading at the entrances to CA1 and CA2 has been contacted but has not yet agreed when to visit for an estimate. A second call will be made and if no response, a different contractor will be contacted. This project cannot begin until the fence project is completed.

Paul submitted the new bids for the repair of dock 2 in CA1 and the replacement of the launch pier in CA1. Discussion ensued and questions were raised regarding the following:

- Since the Reserve Study suggests that CA1 docks 1 and 2 be replaced in 2020 would it be beneficial to start the replacement with CA1's dock 2 instead of spending money to repair then spend money to replace in just a few months?
- Should the slips be enlarged to 12 feet each instead of the current 10 feet?
- Since some of the docks have lifts installed, who is responsible for the removal and reinstall of these lifts?

After further discussion, a motion was made to:

Replace docks 1 and 2 in CA1, enlarging slips to a 12 foot width instead of the existing 10 foot width, replace the launch pier, and that lot owners, with existing boat lifts, would be responsible for the removal and reinstall of the lift.

The motion was seconded. Vote: 5 yes, 1 no, 3 absent.

- Should PVC decking be used instead of treated wood for the replacement of the launch pier as it would extend the life of the pier?

After some discussion and review of the PVC decking a motion was made to:

Use PVC decking on the launch pier. Vote: 6 yes, 0 no, 2 absent.

Electronic Gate

Updates regarding the gate include:

- Signs have been installed at CA1 but not yet at CA2. Carl offered to assist Pete with the CA2 install.
- Knox Box keys still need to be distributed to emergency personnel. Kathi will contact the appropriate personnel at the Fire Department.

OLD BUSINESS

The By-Laws revisions were discussed. Other than the changes originally sent to the Board, it was suggested that under *Management of the Association; Membership, Dues, Fees, and Assessments*, April 1st would be changed to February 1st and 90 days would be changed to 60 days. This change will be made in the draft copy and sent to the BOD. The BOD will email their vote. Upon a majority vote, changes will be made, the amended version will be recorded at the Louisa County Courthouse, and posted on the CNA website.

The Spring/Summer Newsletter will be sent out the week of August 11, via email to residents/lot owners whose email addresses are currently on file. Those without a current email address will be mailed USPS.

NEW BUSINESS

Regarding the trimming of the dogwood tree in CA2, is it permissible for an Association member/BOD to trim? The response was yes. That member said he would take care of the trimming.

RESIDENT/MEMBER COMMENTS & QUESTIONS

Since the decision was made to begin replacement of the docks instead of just a repair, revised bid information will need to be gathered. An Association member, who has had experience with dock repair/replacement, volunteered to assist Paul to acquire this information. She mentioned that she will compile a written list of requirements/requests so each contractor receives exactly the same information so bids are easier to compare. Also mentioned was the possibility of adding roofs to the new docks. This possibility and expense will be explored.

Two members of the Board of Directors, for the new covered docks, were present to discuss adding a pathway for all vehicles (not just utility vehicles) to gain closer access to those docks. They want to explore that the cost and maintenance be the responsibility of those who use those docks. They will visit this idea with their members, draw up a plan, and submit to the CNA BOD at a future meeting.

Is there anyone who takes care of the weeds growing in the sand at the beach area in CA2?

It was mentioned that everyone can take part in helping keep the Common Areas clean and neat but Pat said she would contact a professional to see if they had any ideas for a more permanent fix.

OTHER BUSINESS

None

The meeting was adjourned at 11:41 a.m.

The next meeting will be held Saturday, September 14, 2019, 10:00 a.m., Common Area II.