

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

August 8, 2022

689 Elnor Road

ATTENDANCE

Pat Evans, Derek Harris, Donnie Henshaw, Pete McKenney, Eddie Owens Paul Rippeth, Denny Smith, Meghan Zeranski

Denny called the meeting to order at 5:58 PM.

TREASURER'S REPORT

Meghan reviewed the July 2022 Financial Statement:

- June 2022 Balances:
 - Checking: \$ 50,483.96
 - Savings: \$ 8,200.18
 - Reserve Funds: \$153,236.01
- All payments for pier 3 have been received.
- The Commonwealth CD matured the end of July, 2022.
- Lawncare has increased due to the addition of the two signs (Cuckoo's Nest and Tranquility).
- There was discussion about investing some of the Reserve Fund money into another CD with Edward Jones. This would be for only one year. The Board will look into this.
- There was discussion regarding the Reserve Fund. Denny asked if a certain amount is required to be held in the account. Eddie responded that the amount required was typically determined by the results from the Reserve Study. Cuckoo's Nest is due for another Study in 2023. The question was asked if the current contribution should be increased from the past Study amount? The Board will look at projections for next year according to dues payments. It was decided that the new study would be initiated early in 2023.

COMMON AREA REPORT AND CONCERNS

Pete mentioned that since LALC is no longer involved with Cuckoo's Nest and the Board is now responsible for maintaining accurate boat slip lists we should create a form for slip transfers. Pat will create a modified lease/transfer form using the information from the LALC form and send to the Board for review. Once the form has been approved it will be sent to all residents/lot owners, included in the POA Packet, and attached to future newsletters. Slip owners will be responsible for recording the document with Louisa County and sending a copy to the Association.

Pete also mentioned that the statement, "No Diving", is to be stenciled on all docks and needs to be completed on the 3 new docks. This statement is at the request of the insurance company. The original stencil is in the shed. Pete will complete this task.

With the addition of information regarding the pavilion added to the Common Area Rules and Regulations there was discussion as to whether the two signs at the entrance to the Common Areas should be replaced. It was decided to not replace the large sign but to add one sign, with the pavilion information only, to the pavilion. Eddie, Denny, Donnie, Pat, and Paul agreed to this. Pat will purchase and install the sign.

Richard had submitted information regarding the life rings and security hook for review. Meghan will purchase these items. Installation will be determined once all supplies have been received.

Repairs to the Seawall

Donnie presented an estimate from Purcell Lumber of \$670.91 for the cost of supplies. This estimate includes the delivery cost.

Steps at the Beach

Richard submitted information regarding a company called "Wet Steps" to the Board for review. Denny had a name of a company from Justin, the dock contractor. He will contact both for more information and pricing.

Overnight Parking at the Common Areas

Information regarding No Overnight Parking has been added to the Summer/Fall Newsletter. It is noted on the signs stating Common Area Rules at the entrance to each Common Area. No additional signing will be added. The Board will monitor this concern.

Steps at Swim Platform on Pier 3

Regarding the issue of the board installed behind the top step on Pier 3, it was discussed and decided that the easiest solution is to transfer the steps from Pier 2 to Pier 3. The steps on Pier 2 have a different construction which will make them a better fit to Pier 3. Pier 2 does not have the same support board and will not impede the access to the top step. The Board will address the issue of how the steps will fit at the time of future dock reconstructions.

COVENANT VIOLATIONS REPORT

Ongoing

REVIEW ACTION ITEMS

No current items to review and no items added.

OLD BUSINESS

These issues were discussed and documented in the Common Area section.

NEW BUSINESS

Pat requested that the Board review the October calendar and assign a Saturday to the Trick-or-Treat event. The Board decided on Saturday, October 29, 2022.

There was discussion regarding the timeline for reconstruction of Piers 4-7. Eddie referred to the Reserve Study which suggests Pier 4 for 2024 and then consecutive piers every other year thereafter. There was discussion as to how the enhanced design of the piers has impacted installation of free-standing boat lifts, for a few slip owners, and how this might be addressed in the future. Pete did mention that the new Pier 4 should be raised in height.

Membership Forms

The Membership Form, located in all POA Packets is the main way the Board receives information about a new owner; however, the Board does not always receive this form in a timely manner, if at all, and then is tasked with searching out the new owner's info. It was decided that information be added to the form stating that failure to forward the form to the Board will result in the suspension of that property's Common Area access cards. Pat will add this information to the form.

OTHER BUSINESS

None

MEMBER COMMENTS AND QUESTIONS

None present.

Cuckoo's Nest Association
Board Meeting Minutes
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Denny motioned to adjourn the meeting. Eddie seconded the motion. The meeting adjourned at 8:05 PM.

The next meeting of the Board of Directors will be held on
Monday, September 12, 2022
6:00 p.m.
689 Elnor Road, Bumpass, VA

MOTIONS/VOTES

NONE

CNABOD/pie

Approved by email: Harris, Henshaw, McKenney, Owens, Smith